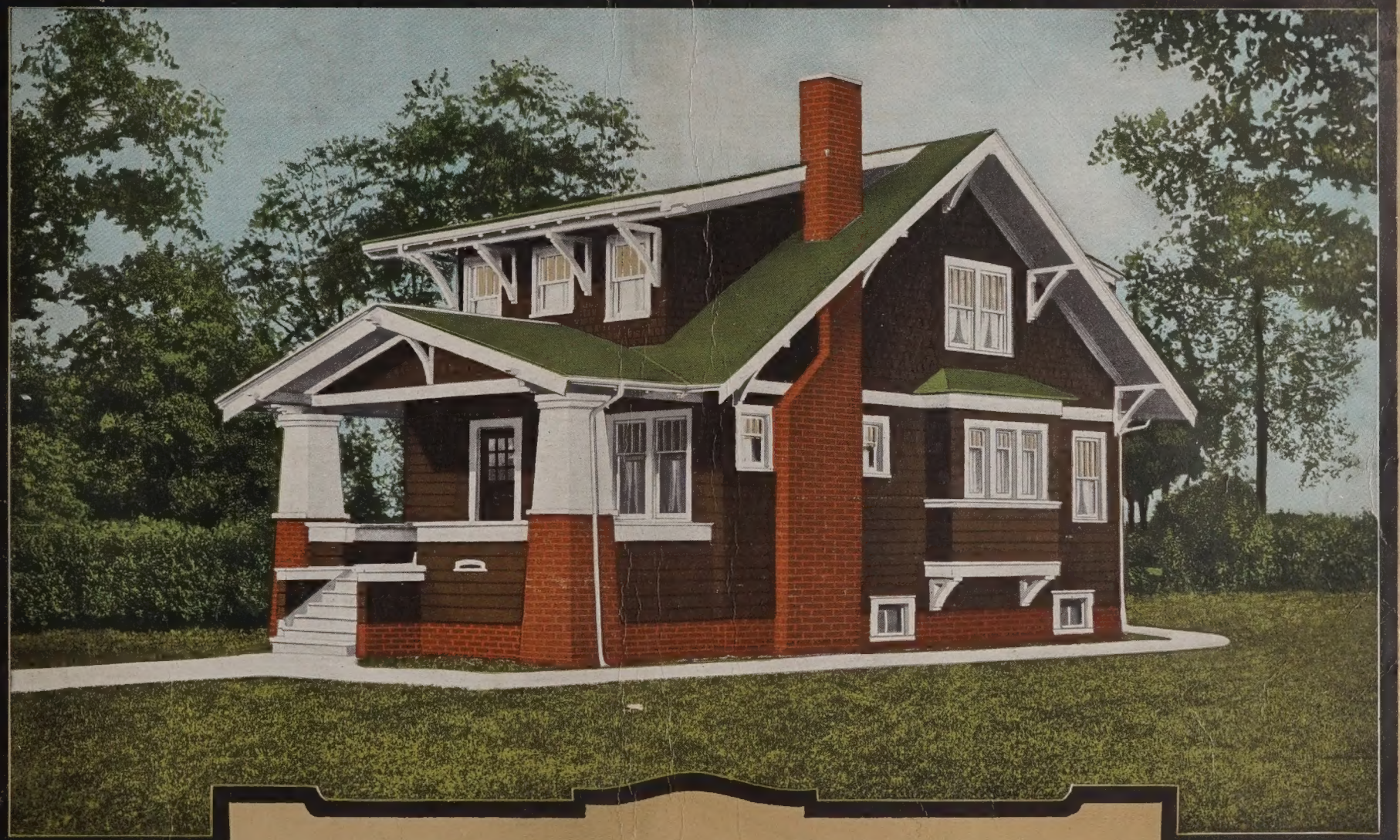


MERRITT LUMBER YARDS, INC.

READING, PA.

NOTICE

We will be pleased to furnish complete blue prints (two sets) with specifications for any house shown herein for $_____

When we furnish materials in full or in part for the construction of a house, no charges are made for the blue prints.

Specifications in blank furnished free upon request.

Book No. 5

PLAN BOOK
of
Modern American Homes

The collection of homes shown in this Plan Book has been selected from several thousand submitted designs. In each is combined artistic beauty in appearance, convenience and utility in arrangement, and practical economy in construction. They are not theoretical drawings — they are real homes, the practical merits of each having been proved in actual home construction.

MERRITT LUMBER YARDS, INC.

MAIN YARD—Fourth and Spruce Sts. BRANCH YARD—442 So. 3rd St.

Phone Bell 4000 Reading, Pa.

Bungalows, Semi-Bungalows, Colonials, Dutch-Colonials, Two-Families, Two-Stories and Cottages

Civilization has ever been measured by its architecture, and in no other field have architectual geniuses had such a varied range for the expression of their best ideas as in the development of the individual home.

In primitive times man's home was shared with domestic animals and in many instances used as a kind of storehouse and factory. For many centuries practically everything for family use was manufactured in the home by the hands of wives and children who knew nothing but daily toil. But with the evolution of man his home life has marked his progress, step by step, and with each passing generation the home has been gradually cleared of all manufacturing implements and hand tools of drudgery.

Today the efforts of all good men and women are bent to the task of separating business from home life by the elimination of unnecessary work and drudgery, and the aim of all is to make home a place of comfort and happiness.

The ideal American home of today is the frame dwelling with its endless variation in design and construction cost. For those limited in financial means, there is a chance for convenience and comfort at small cost, and for the discriminating there are unlimited possibilities for luxury.

Bungalows

The bungalow is a style of architecture which originated in India, and has been developed to a remarkable degree in California and the West. Perhaps no other style of home construction lends itself so freely to the art and skill of the designer, or permits such generous opportunities for novelty and beauty in adornment. They are adaptable to all climates and are the last word in convenience.

Semi-Bungalows

The semi-bungalow is a combination of the modern bungalow and the American story-and-a-half house. It has been created in answer to the demand for bungalow beauty in two-story houses often designed for narrow lots. Pages could be written on the desirable features of this style of home.

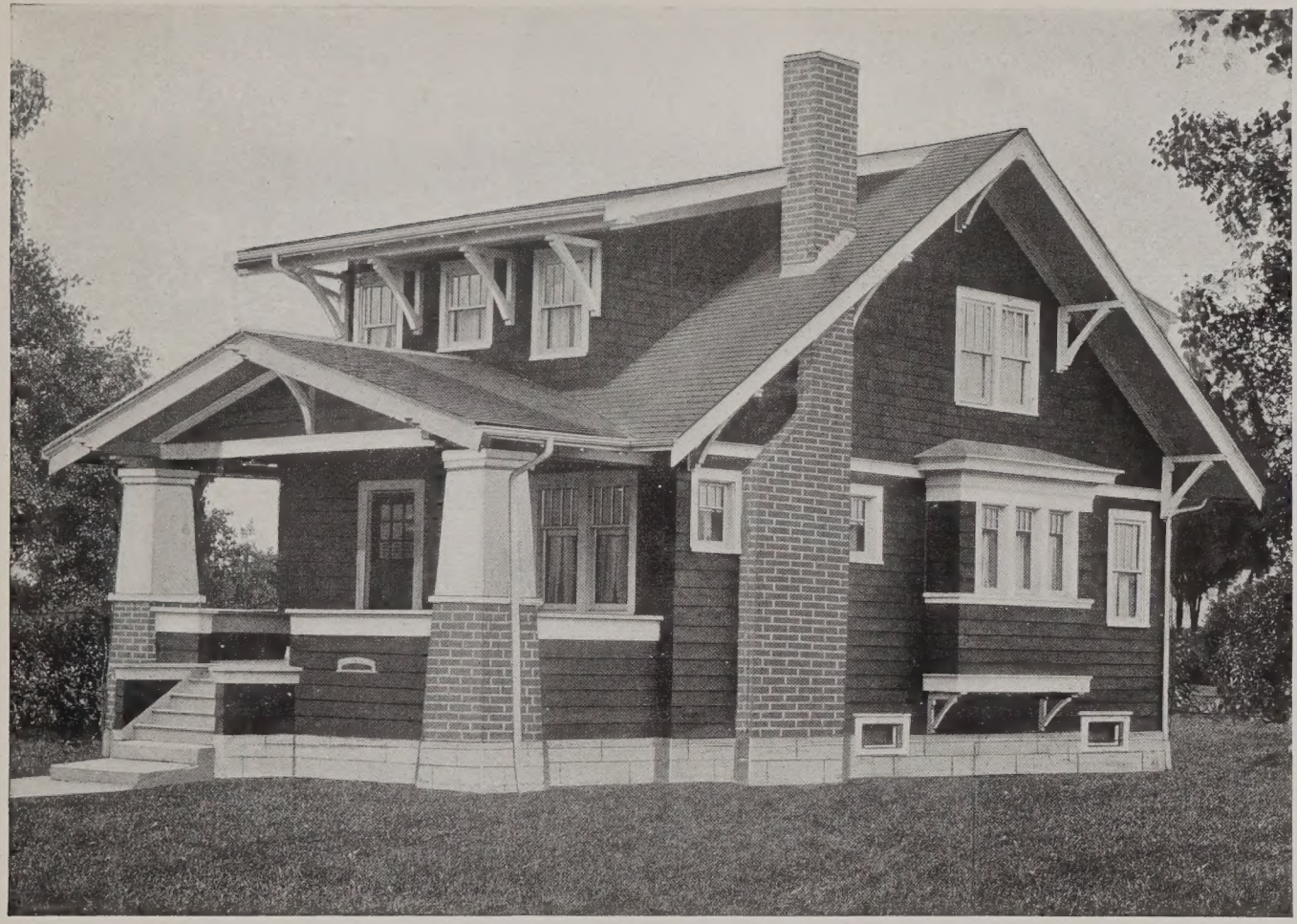
Colonials and Dutch-Colonials

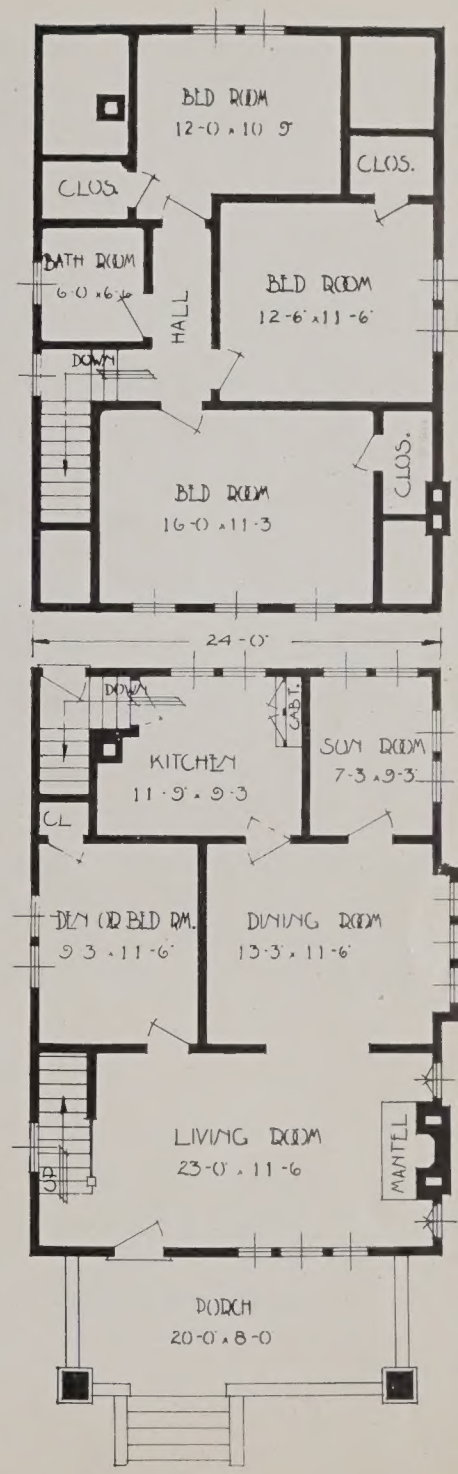
The modern Colonial and Dutch-Colonial designs are merely modernized colonial architecture. The charmingly quaint features of such homes of character prevent them from ever becoming commonplace or growing old.

Two Families, Two-Stories and Cottages

Adding art to the straight-line, two-story house has ever been a problem for architects, but in the collection shown herein this task has been quite successfully accomplished. The cost of construction per square foot of floor space is less in this style of home, because of the elimination of expensive curves and angles.

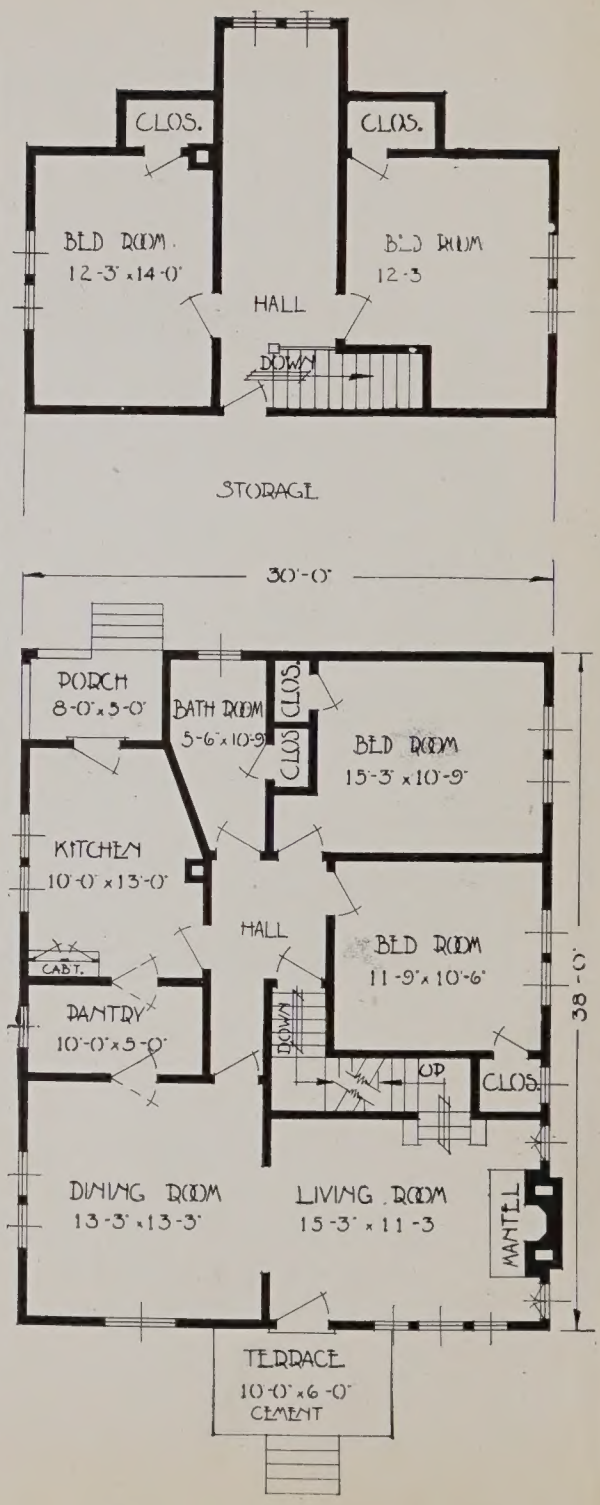
The cost of cottage construction depends largely upon size, as frills and fancies are, to a great extent, eliminated. This enables the builder to secure the most comfort at the lowest possible cost.





The LINCOLN—(Size 24x34′ Ceiling Height 9′ and 8′)

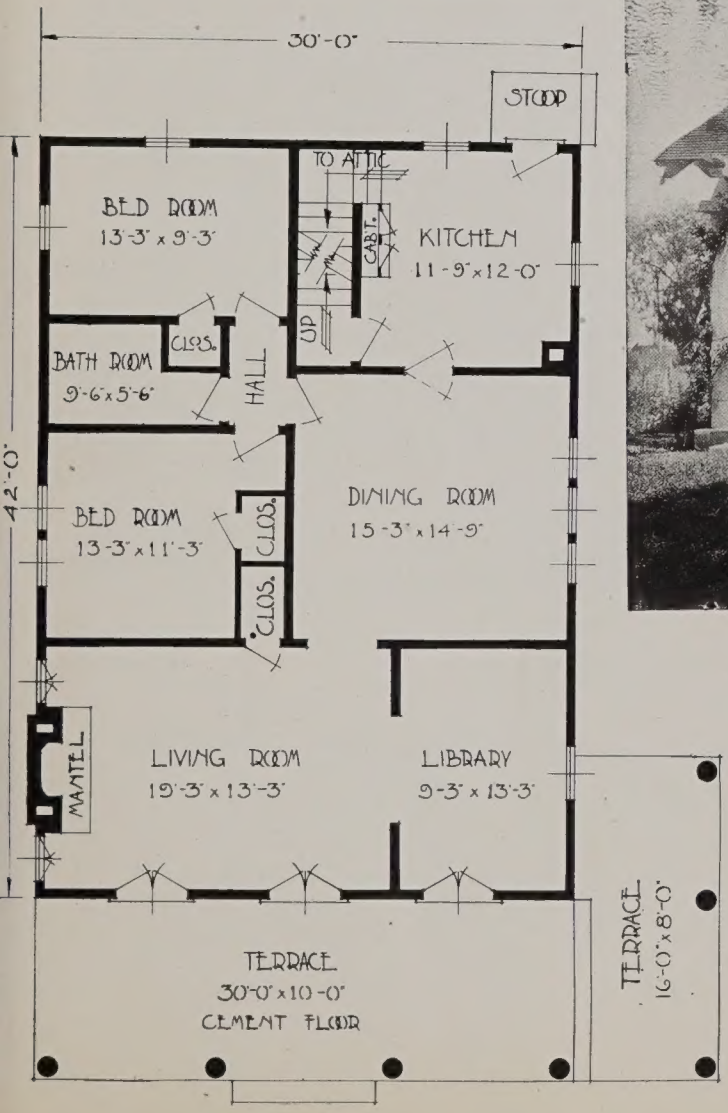
The strength and union of America has been developed and kept sacred by liberty and home-loving people. Freedom and democracy as enjoyed and expressed in the home are the principles which promote our progress as a nation. Could every family enjoy in a home like The Lincoln the freedom to which all are justly entitled, strife would cease and crime would be unknown.



The GLADSTONE—(Size 30x38′ Ceiling Height 9′ and 8′)

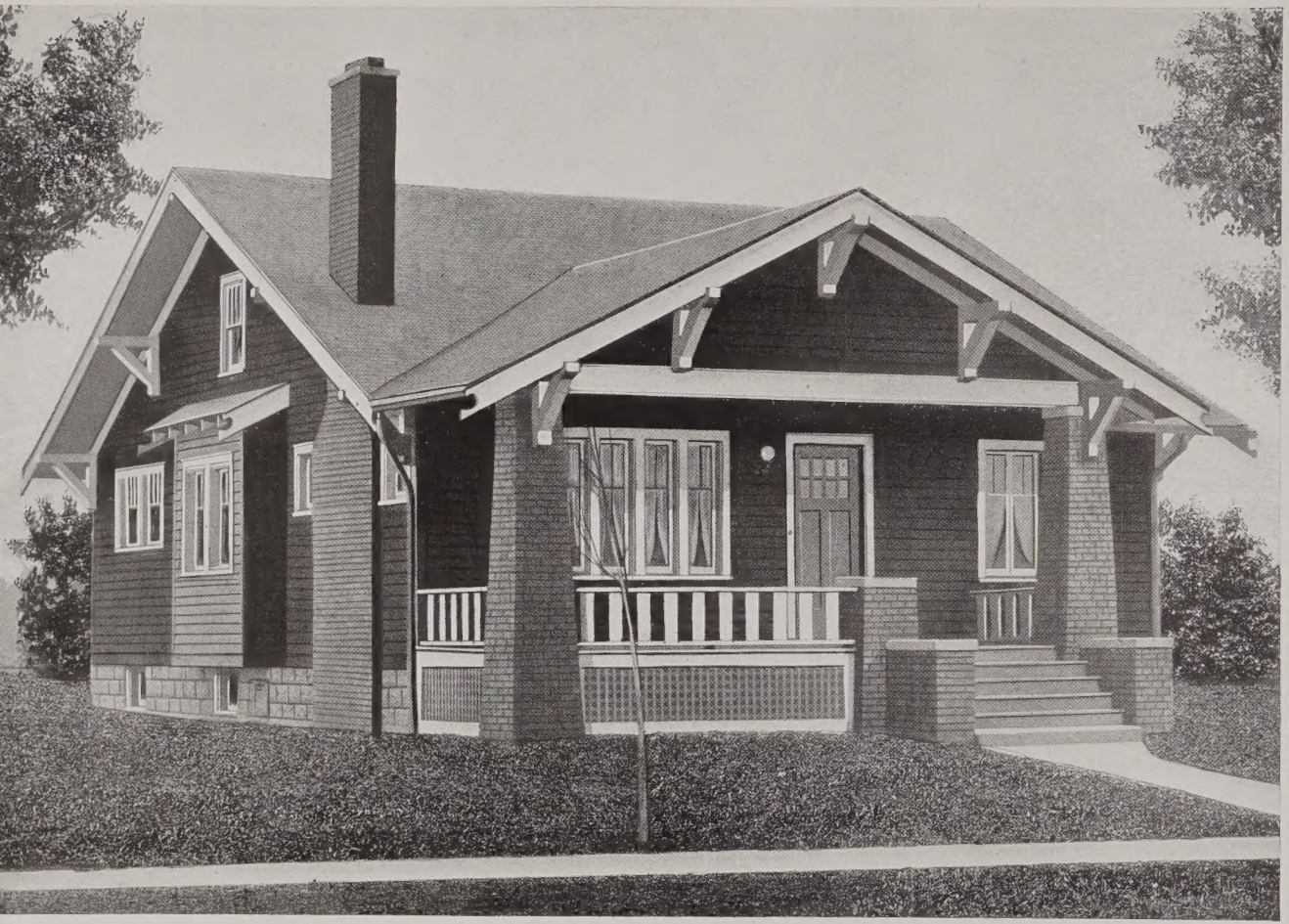
It is around the fireside of happy homes where children chatter with glee and loving mothers watch over them with divine care that the best and noblest thoughts of men are generated. The germs of selfishness, envy and greed have little chance to multiply in homes of the substantial character of The Gladstone. From such homes come men quick of thought and fair of judgment.

No type of dwelling has ever increased in popularity so rapidly as the California bungalow. It has become a model for all the world.

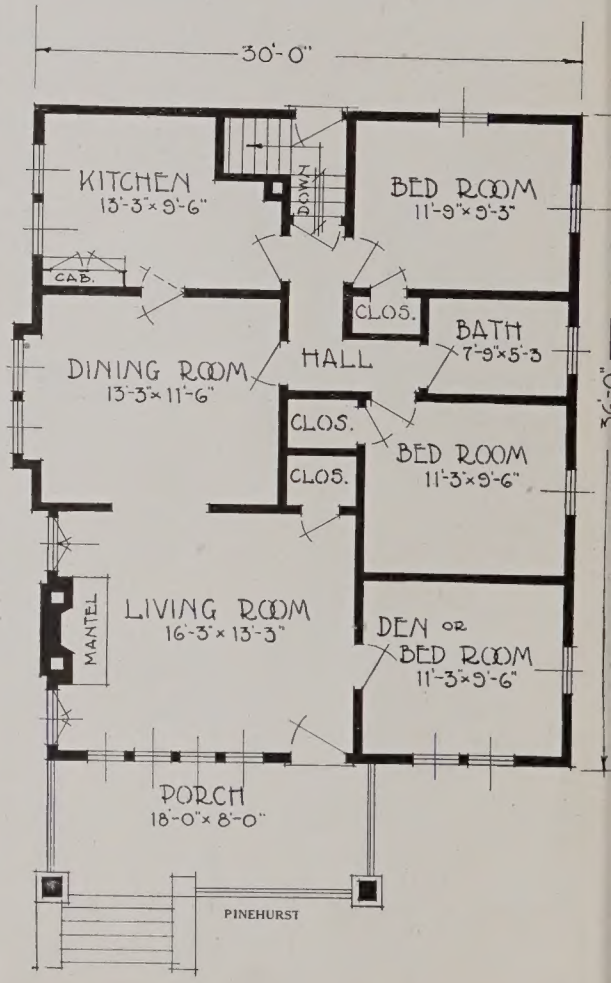


The CARDENAS—(Size 30x42′ Ceiling height 9′)

The price of a good woman's perfect love is appreciation, affection, sympathy—and a ***home***—a home of her own in which these virtues may be proudly and happily expressed. Happy is the man who knows the vital principles of love and life and early makes the sacrifices necessary to realize his highest ambitions in a home like The Cardenas.

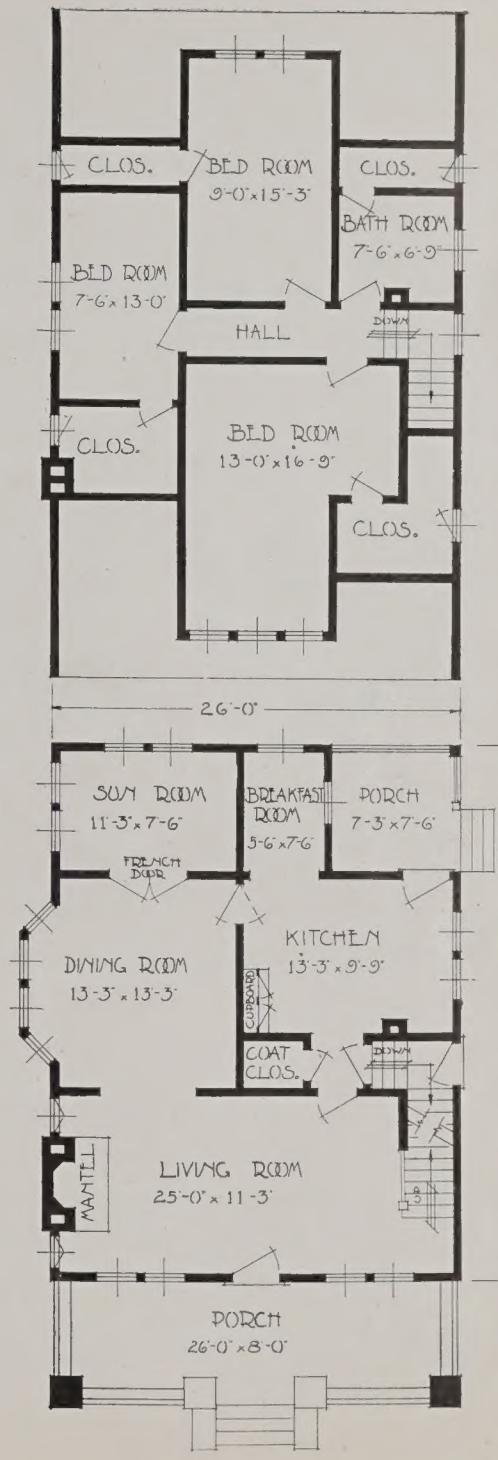


Labor and material are too expensive to waste. It doesn't pay to guess at the cost of either.



The PINEHURST—(Size 30x36′ Ceiling Height 9′)

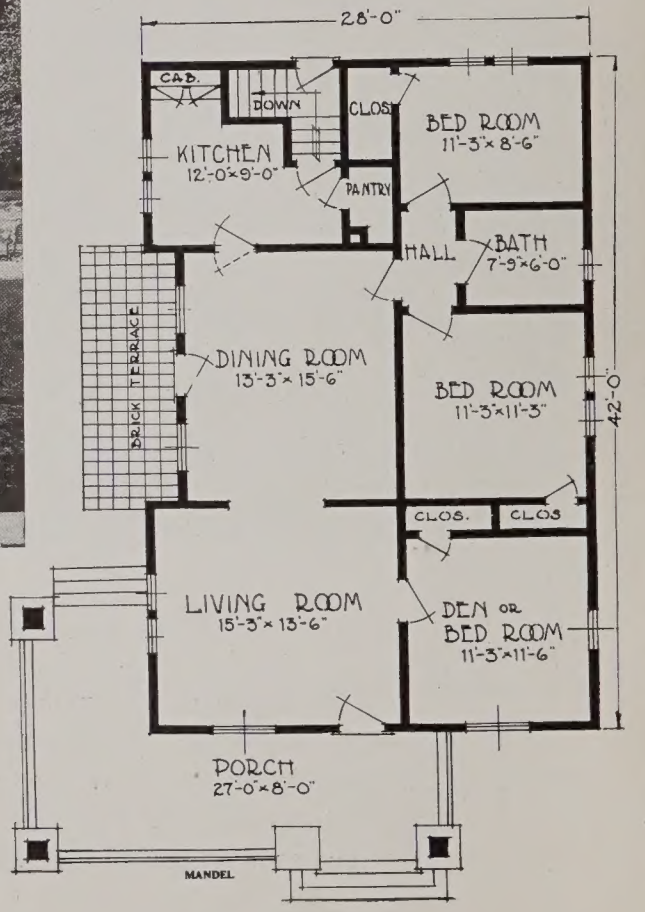
Nothing so enables two human hearts to blend into one supreme happiness as the centering of their minds and efforts toward the building of a home. Petty differences and minor discords pass away into nothingness when the fact dawns upon them that they are working with a singleness of purpose, and that purpose is the ownership of The Pinehurst.



The EDENTON—(Size 26x34′ Ceiling Height 9′ and 8′)

The first step in the path of progress is to fix in the mind a clear vision of better conditions, better surroundings and a better place for normal and unhampered growth. Growth comes from freedom of thought and an inner feeling of independence. In no other place can a family so well realize this desired freedom as in a home of their own—such, perhaps, as The Edenton.

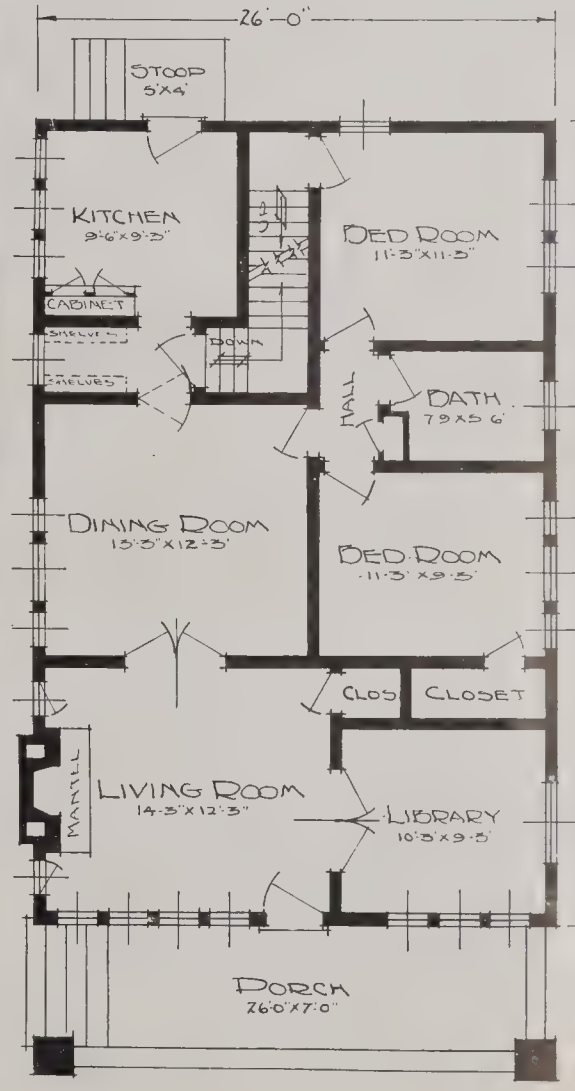
A good home is a debt which every man owes to his wife and family. He will always be in debt while he lives in a rented house.



The MANDEL—(Size 28x42′ Ceiling Height 9′)

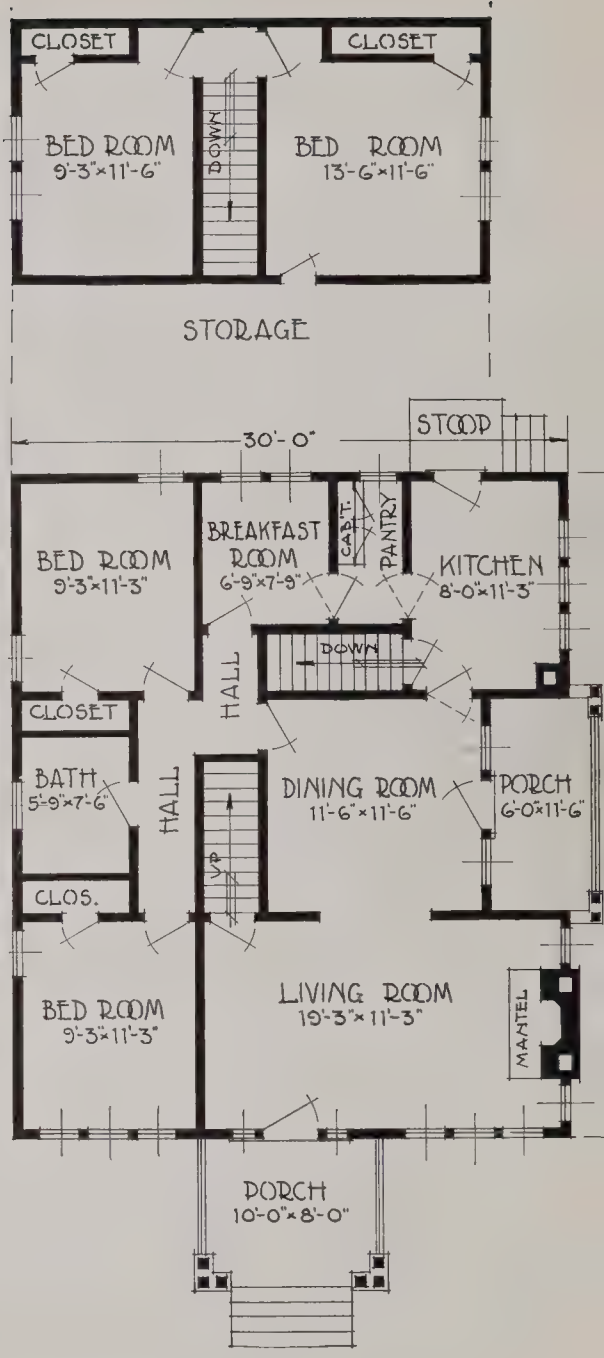
Men and women never so fully realize their oneness with life and the natural Law of Perpetual Progress as when their best efforts are directed toward the creation of a home and family. To build The Mandel for a home, and to make that home vibrate with joy and love, is to join the front ranks for permanent advancement.

Few individuals who design their own homes know how to arrive at the cost of materials and labor.



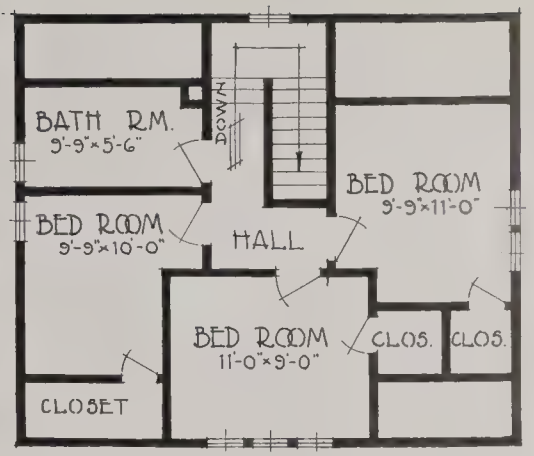
The VERNON—(Size 26x40′ Ceiling Height 9′)

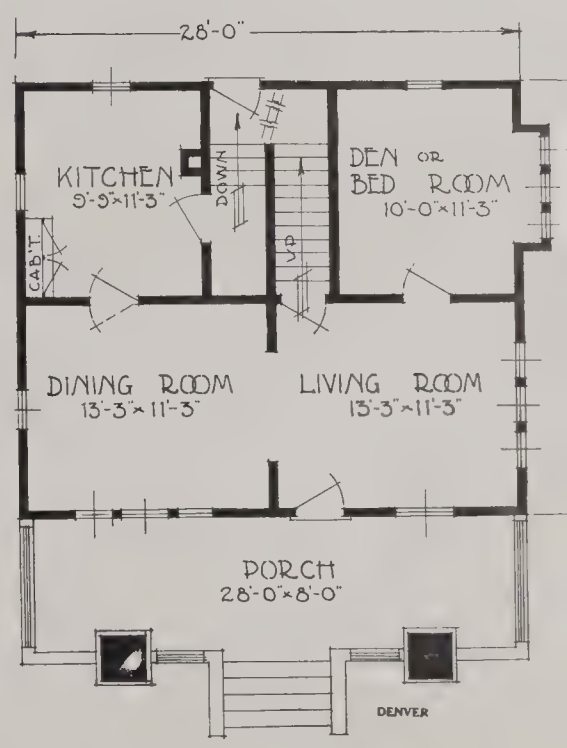
Any woman can be easily measured by her love for home and children. Feminine beauty and sweetness of facial expression count as nothing when compared to these most sacred of human emotions. The gods smile on the man whose heart beats in unison with the lullabies of a happy mother as she cradles a living expression of love in a happy home like The Vernon.



The ORLEANS—(Size 30x36′ Ceiling Height 9′ and 8′)

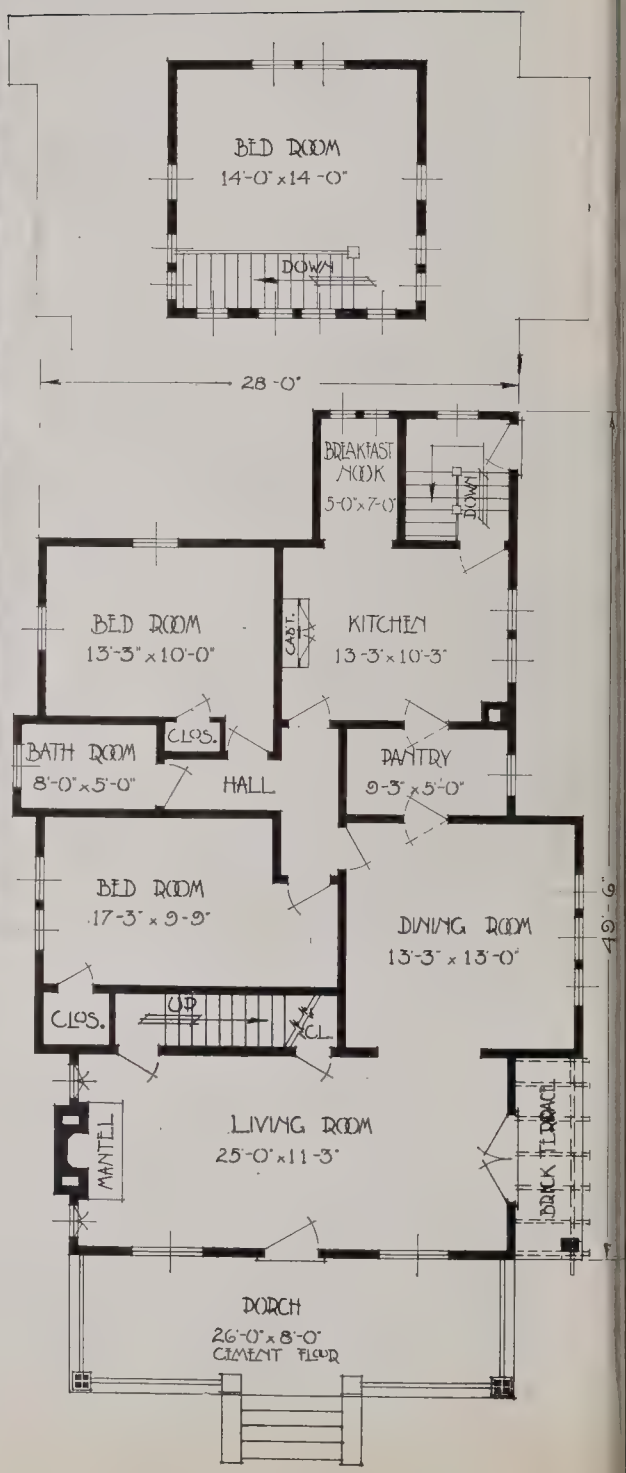
A man can never grow to his full stature until he feels the sense of security which fills his being when he becomes the owner of his home. The desire and determination to own and sustain a home of The Orleans style calls out the reserve powers of a man, broadens his vision of life, and strengthens him for a greater service.





The DENVER—(Size 28x24′ Ceiling Height 9′ and 8′)

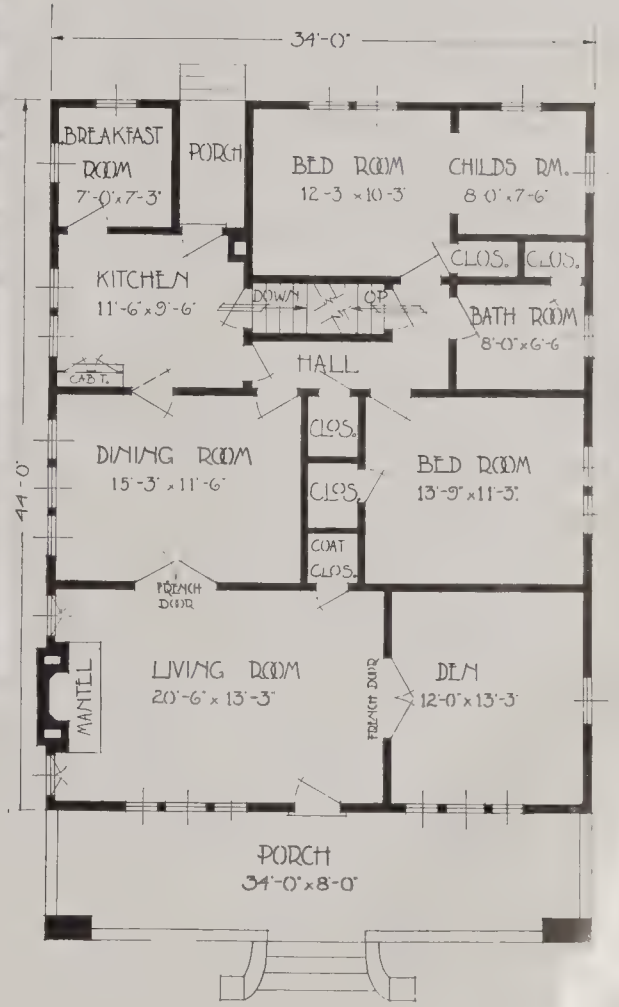
Those only are great who love and are kind, and these greatest of human faculties are best developed in the home. Those who strive hardest to attain a home, strive hardest for the development of the best in themselves and in turn bring out the best in others they meet. Striving for a home such as The Denver elevates, educates and ennobles.



The LA MOINE—(Size 28x49′ 6″ Ceiling Height 9′ and 8′)

The reward of a thing well done is to have done it. Homes built by others can never give us the inner satisfaction which comes as the reward for hours and weeks spent in the careful planning of a home of our own. In erecting The La Moine to suit their convenience, many will learn the care-joy of home building.

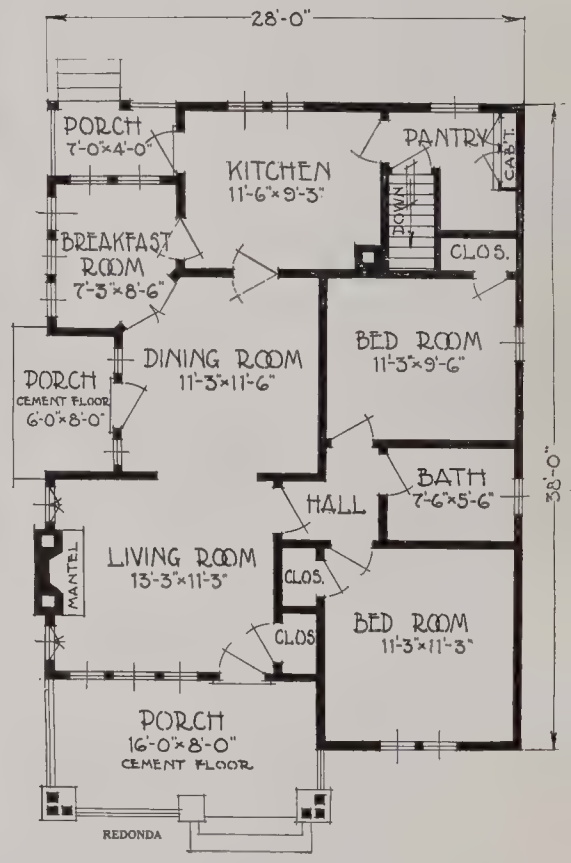
Artistic designs without increase in cost is the work of Master Architects.



The MONTE CRISTO—(Size 34x44′ Ceiling Height 9′)

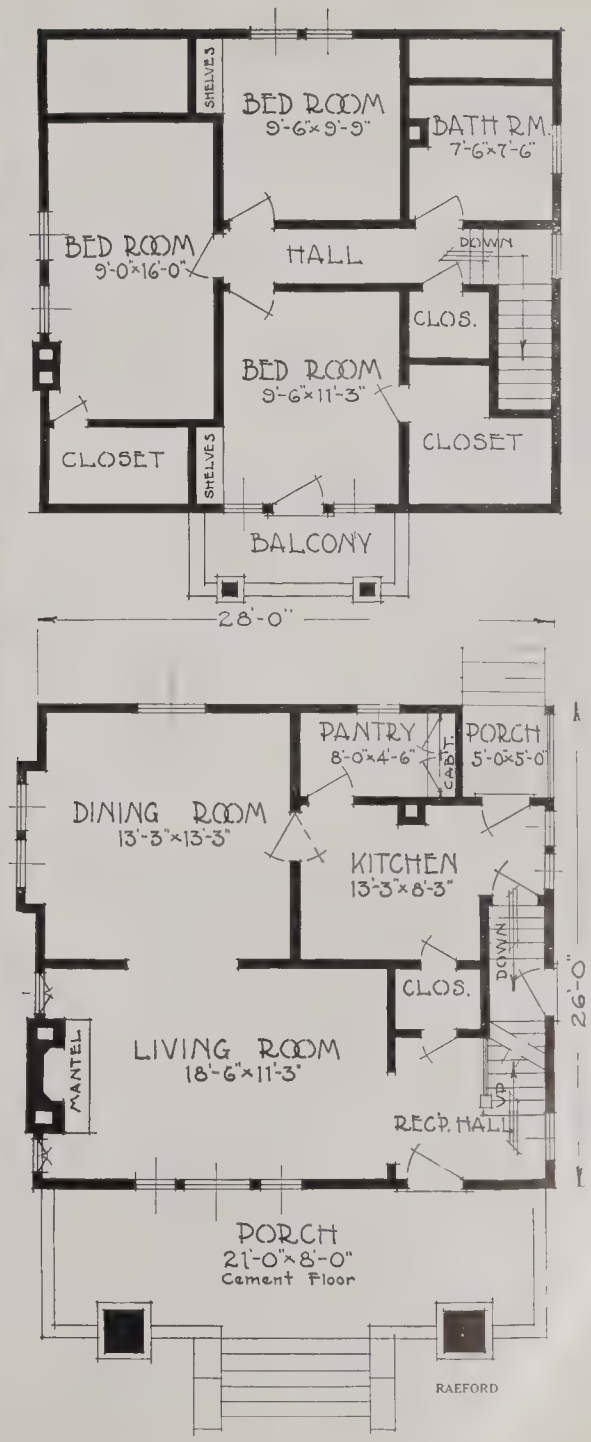
Those who plan a home for a place of rest and contentment and in the planning think not of children and their comforts and joys, know little of the law of love and the underlying principles of happiness and mental growth. In The Monte Cristo the child's room is most thoughtfully arranged, and happy will be the occupants of this home if they are blessed with the care of children.

A home planned to simplify the work of housekeeping and save all unnecessary steps, adds much to the sum of human happiness.



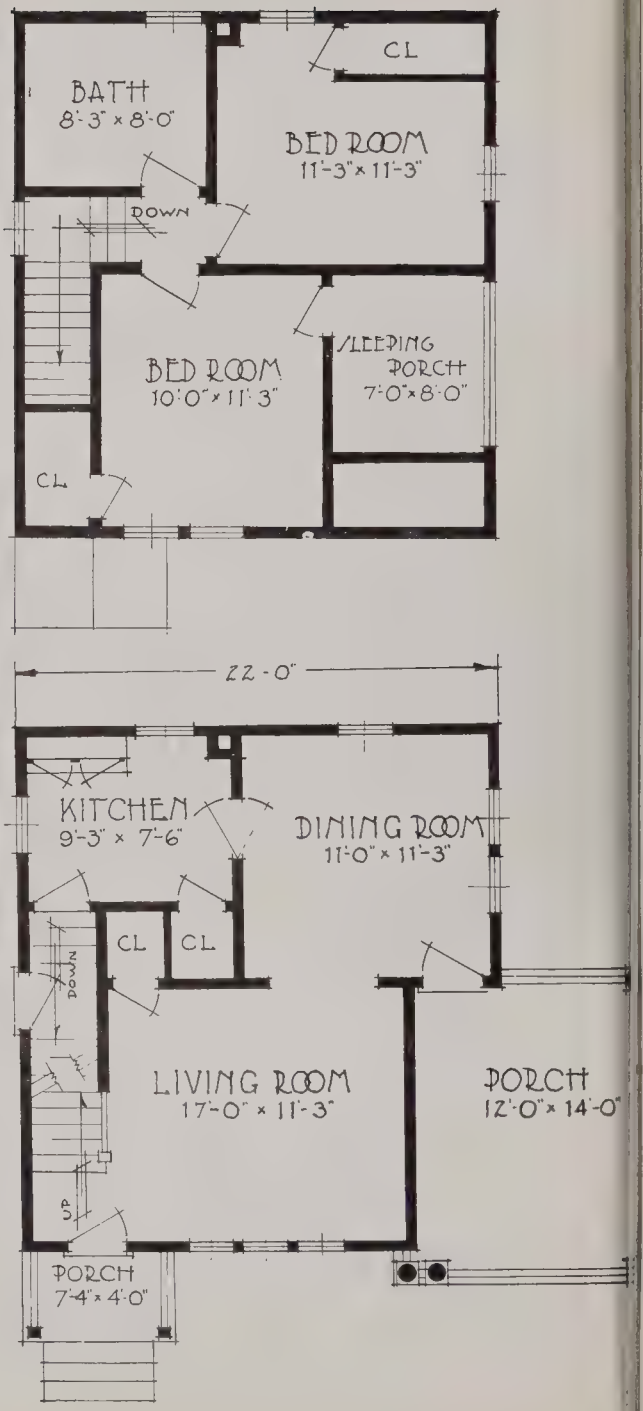
The REDONDA—(Size 28x38′ Ceiling Height 9′)

All the creative, uplifting forces of nature conspire to help the man or woman who unselfishly seeks a home of love and children where the finer qualities of their nature may be cultivated and their field of endeavor broadened. Those whose honest efforts enable them to build The Redonda for a home may confidently expect the peace of mind to which they are justly entitled.



The RAEFORD—(Size 28x26′ Ceiling Height 9′ and 8′)

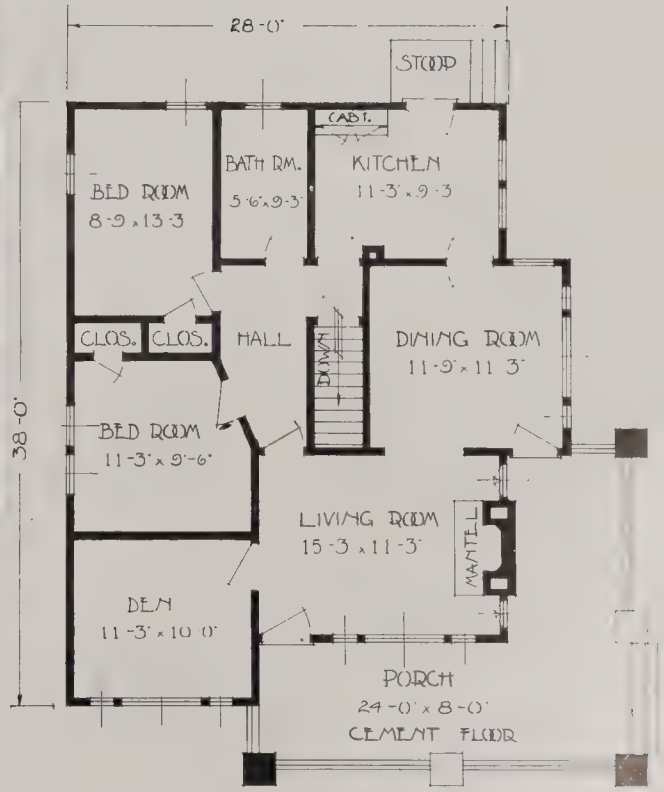
It is never the size nor monetary value of a home that grips and holds the heart of a child as the years lead him into manhood. Instead it is the sympathy, companionship and love demonstrated by contented parents who have early learned that life is fuller and more abundant in a convenient home of their own, such as The Raeford.



The LA SALLE—(Size 22x24′ Ceiling Height 9′ and 8′)

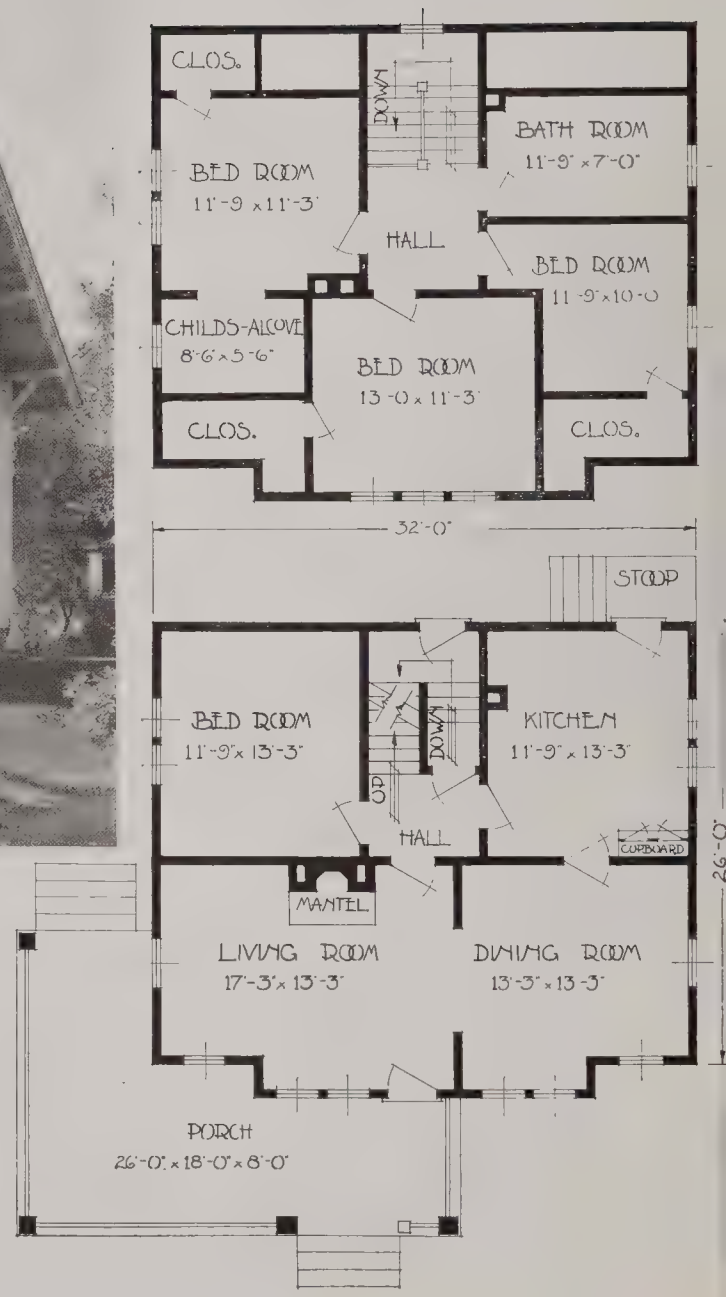
Could all bachelors purchase insurance against mishaps and discords in marriage and be assured that their life companions would be real helpmates in the building and keeping of their homes, contracts for houses similar to The La Salle would be let by the thousands, and the loss of help from the workshops and offices would paralyze business for the time.

In the selection of a home woman's intuition is often worth more than man's reason.



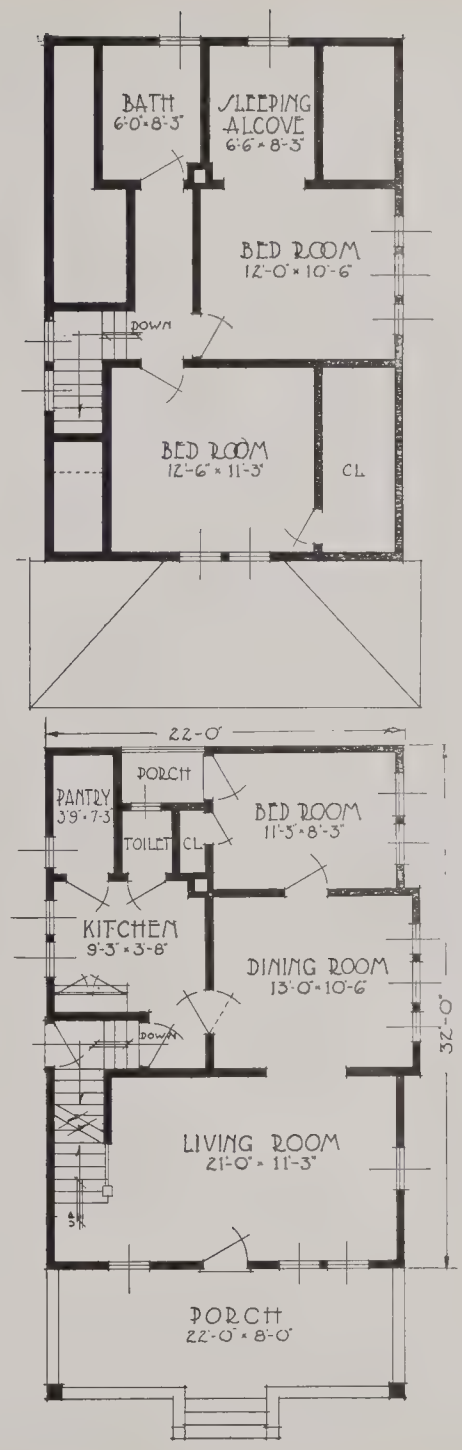
The SAN LOIS—(Size 28x38′ Ceiling Height 9′)

It lies within the secret power of every intelligent woman to make the home happy which by her intuition she selects and helps to establish as an institution of culture and refinement. When homes of the decided character of The San Lois are erected at the bidding of a woman of talent, society's call for social example is answered.



The HOMESTEAD—(Size 32x26′ Ceiling Height 9′ and 8′)

The faculty of inhabitiveness (the love of one's place of birth) is developed far more in the young man or woman whose home has been one of sunshine and freedom than in those whose place of habitation has been sordid and cramped. One would naturally expect the youth from The Homestead to reflect in manner all of the delightful joys of childhood.



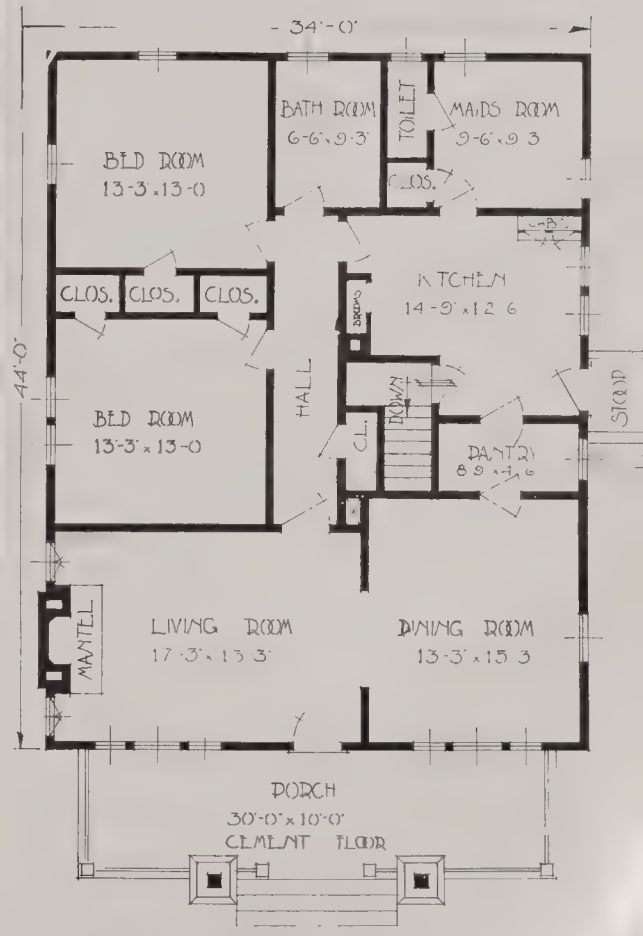
The OLIVE—(Size 22x32′ Ceiling Height 9′ and 8′)

Upon every face is written the record of the life the man or woman has lived and present thoughts and conditions are clearly shown in the voice and manner. Careworn faces and voices with discordant notes seldom emerge from happy new homes like The Olive, in which the very walls are respondent with mutual interest, sympathy, confidence and affection.

The LUVERNE—(Size 24x40′ Ceiling Height 9′ and 8′)

Every child has the right to be born and reared in an environment free from discord and parental unrest. It is far easier for parents to maintain a wholesome atmosphere for their children in a private home like The Luverne than it is in a crowded tenement or apartment house where conditions are neither sanitary nor homelike.

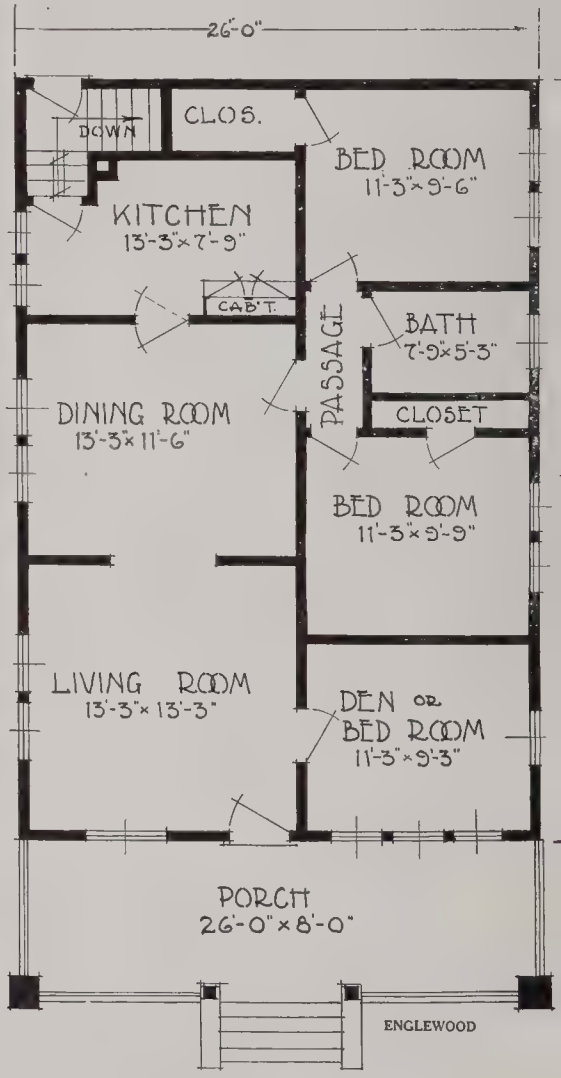
All chances for errors as to quantity and quality are eliminated by purchasing all materials for a home from one company.



The ORIENT—(Size 34x44′ Ceiling Height 9′)

To know the value of right environment is one of the first steps in the mastery of self. It is impossible for anyone to think his best thoughts or do his best work when his home life is not in keeping with his ideals. Those who firmly fix their hearts on The Orient for a home may be assured of the refining influence of artistic surroundings.

With an accurate material list, no contractor can later bring in a bill for extras.

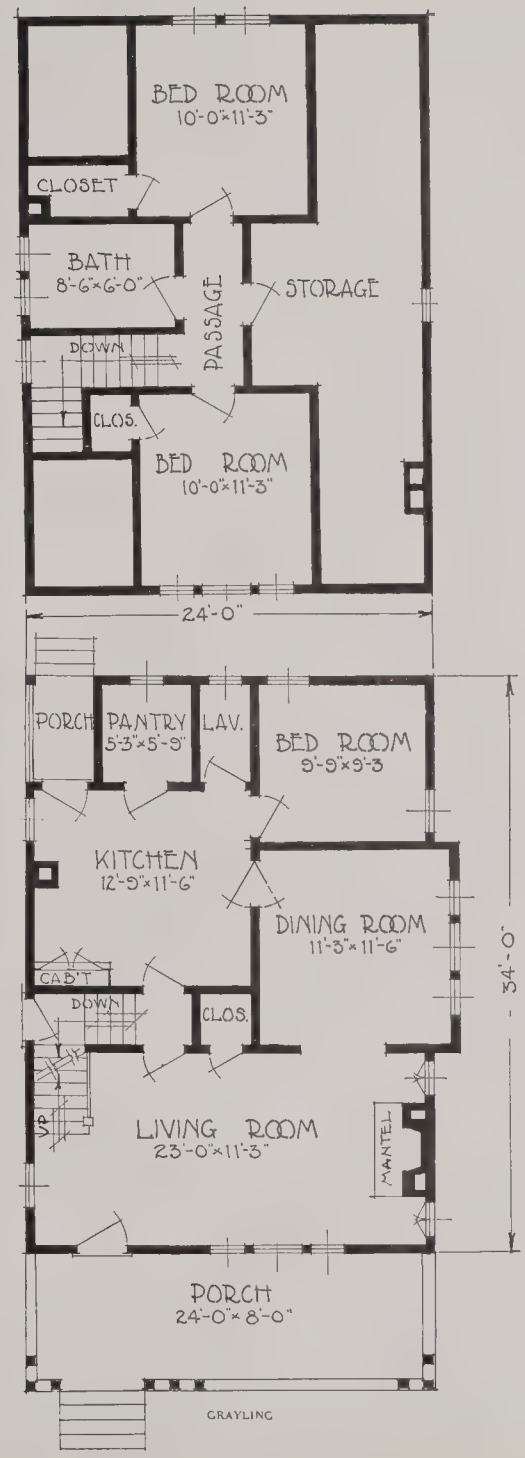


The ENGLEWOOD—(Size 26x38′ Ceiling Height 9′)

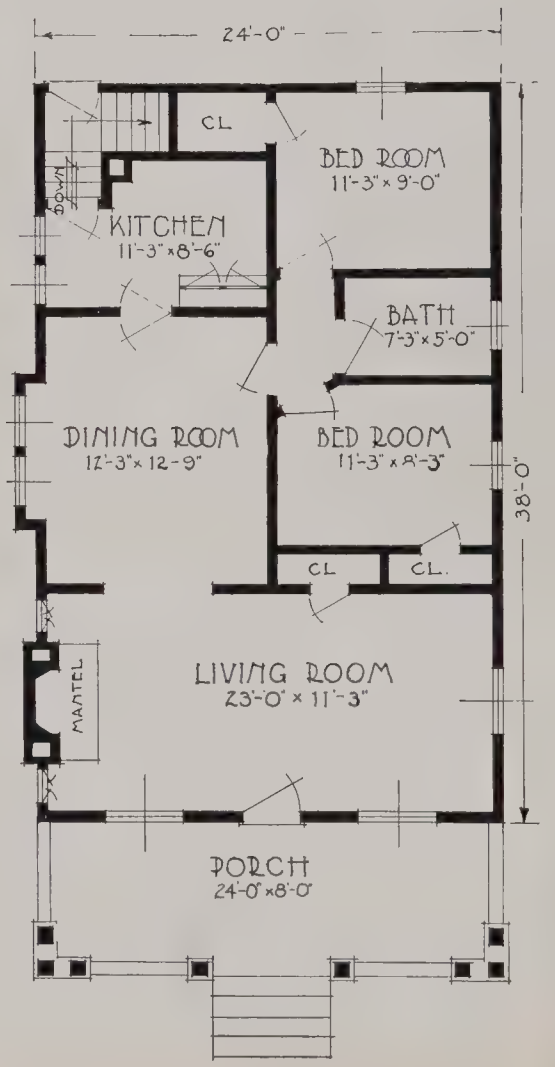
Men change only as their environment and associates change. A good home and a good wife will enable any man to become stronger and more efficient. Any man is worthy of the highest trust who saves from his earnings sufficient to build The Englewood, and whose life companion is in sympathy with him and his work.

The GRAYLING—(Size 24x34′ Ceiling Height 9′ and 8′)

The care of a family means responsibility and responsibility in turn creates power. Just as it is more economical to own a home in The Grayling class than it is to pay rent, just so it is more economical for a man to support a family than to deny himself the breadth of vision which comes as the result of a happy union and a happy home life.

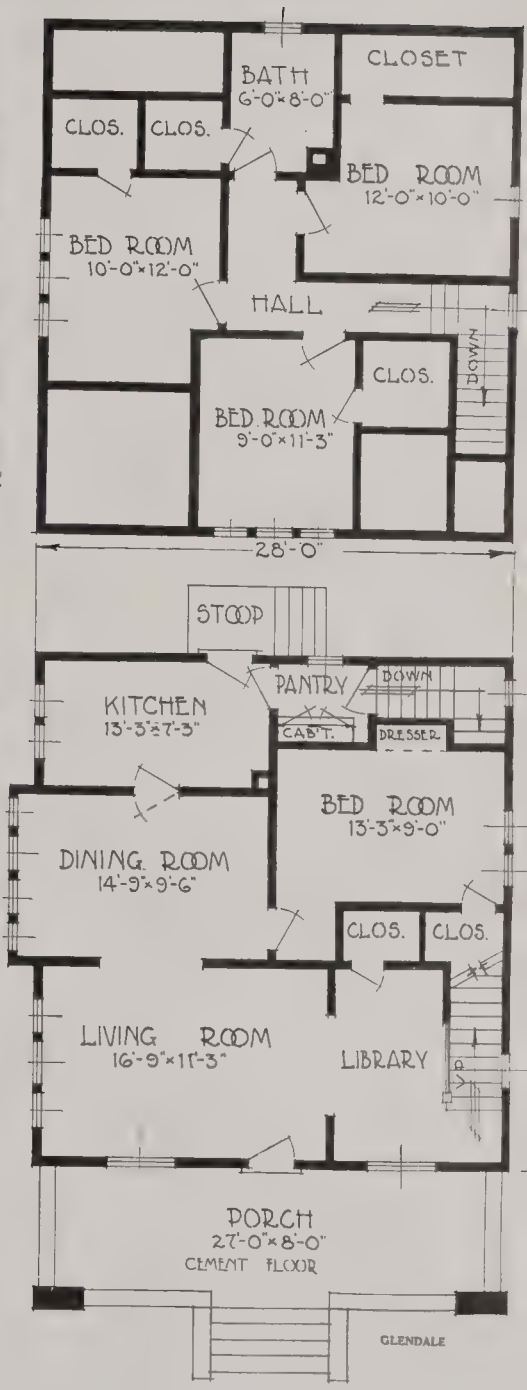


Built-in conveniences reduce the cost of house furnishing and introduce efficiency into the business of housekeeping.



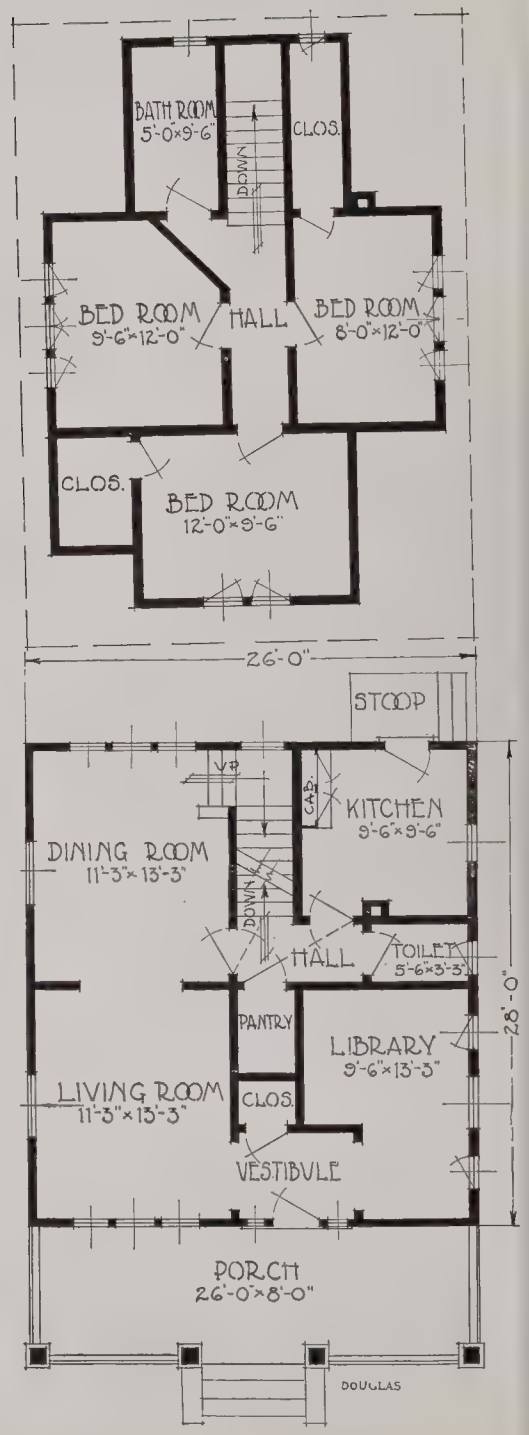
The IVANHOE—(Size 24x38′ Ceiling Height 9′)

Nothing so complements and elevates a man as for the woman he loves to believe in him, and in no other way can a man show his appreciation of such confidence and trust as in the earnest endeavor to build for her a home. Any woman who has tact, forethought, and patience with her husband need not despair of owning just such a home as **The Ivanhoe.**



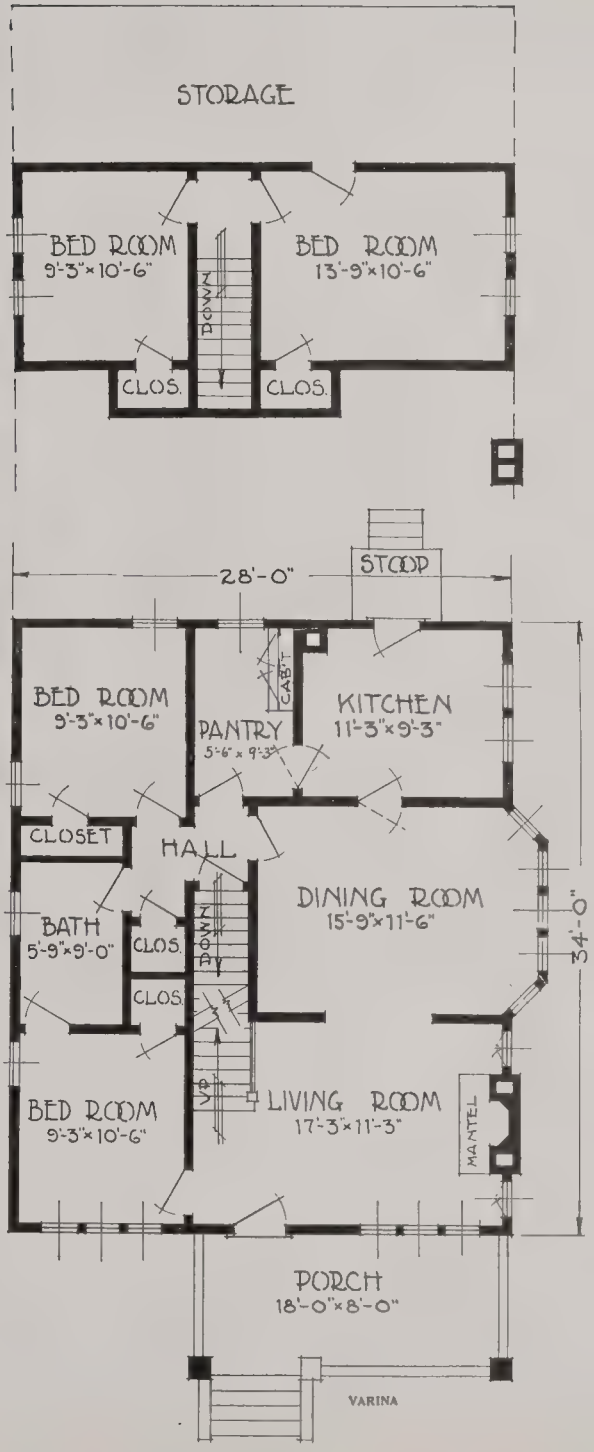
The GLENDALE—(Size 28x30′ Ceiling Height 9′ and 8′)

The human mind is a most powerful magnet, and never fails to attract to us those things and conditions on which our hearts are earnestly and constantly centered. The Glendale is within reach of him who wills and fears not the petty thorns of sacrifice, knowing that these will be forgotten or remembered with delight when the goal is finally realized.



The DOUGLAS—(Size 26x28′ Ceiling Height 9′ and 7′6″)

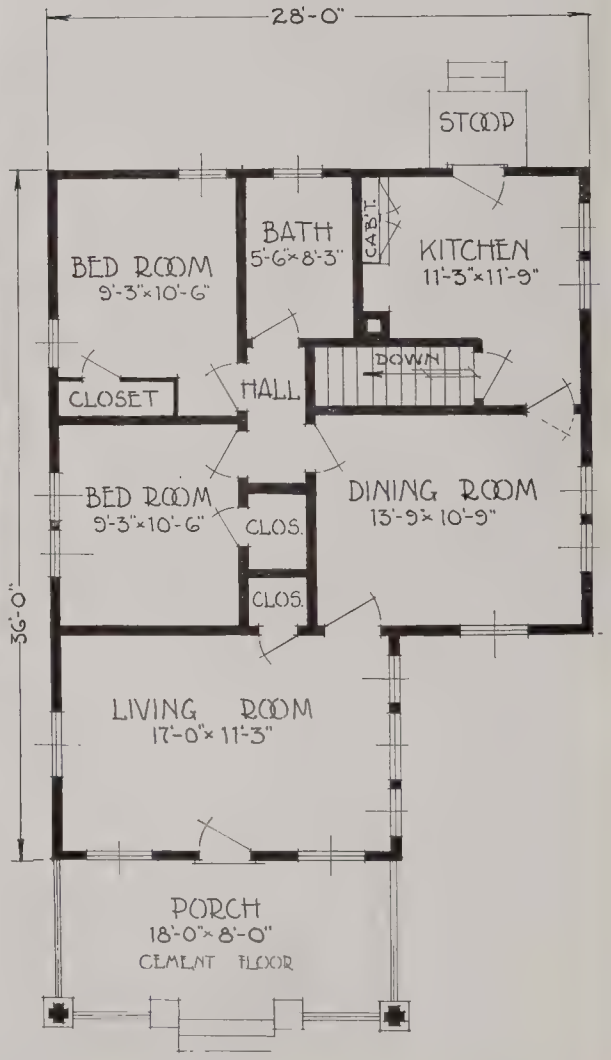
Becoming dissatisfied with unpleasant and unsightly home surroundings is the sign of growth and possible strength necessary for advancement, and, if considered in this light rather than a complaint against fate, one should take courage and make greater effort, knowing that it is possible that The Douglas may soon become his home by the operation of the natural law of persistent purpose.



The VARINA—(Size 28x34′ Ceiling Height 9′ and 8′)

There is something void in the being of a man who has the care neither of a home nor a family. Within the walls of selfish fancy he may boast of his freedom and life of ease, but he is truly a prisoner indeed who knows not the joys of conjugal companionship, and the care and responsibility of a home, perhaps in the class of The Varina.

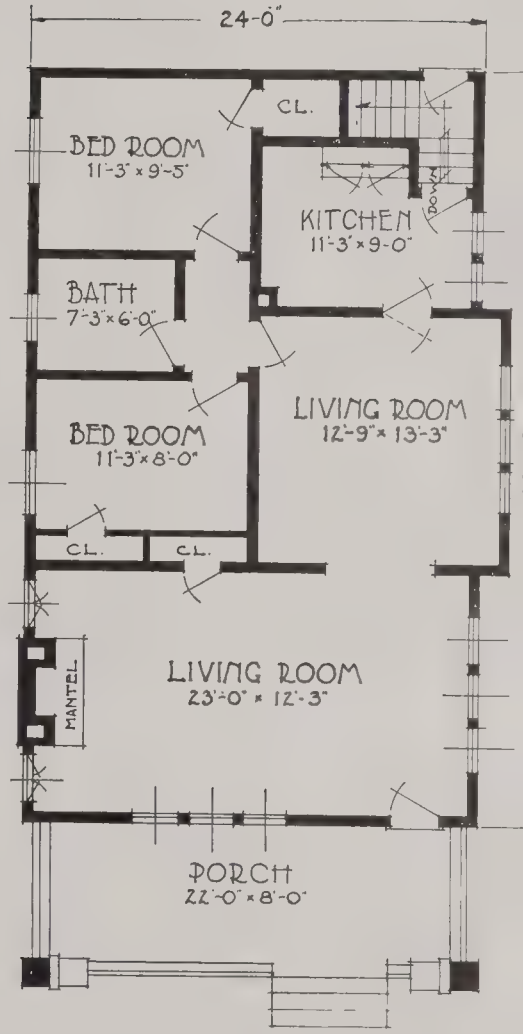
Beautiful homes are the product of creative thought—plus years of experience in architectural designing.



The PENROSE—(Size 28x36′ Ceiling Height 9′)

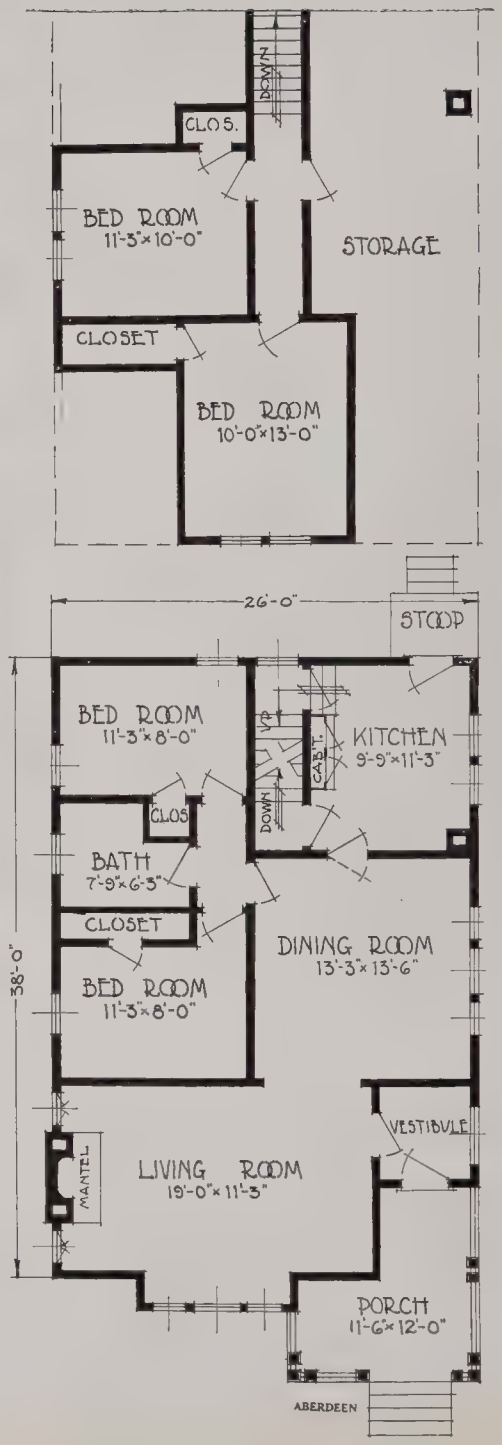
True peace and enduring happiness are found only by those who unselfishly seek to develop the best in themselves and in others. The most natural place for such growth and influence is in the individual home, such as The Penrose, where inner strength is developed by conscious freedom, and fear is destroyed by sacred purpose.

"The greatest asset a man can have is a family and a home of his own."



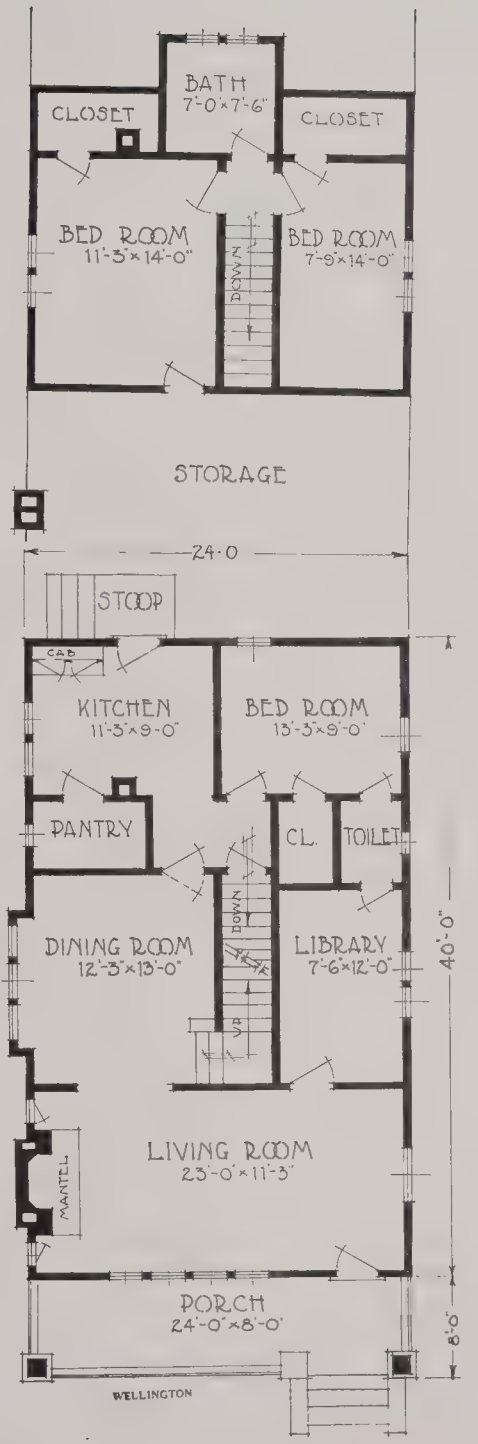
The ARDMORE—(Size 24x40′ Ceiling Height 9′)

All things beautiful are born of love—sometime, somewhere. The artist who fashioned The Ardmore must have been inspired by the influence of a kindred heart and yearned for a place of repose—a little kingdom of their own, far removed from the world of Commercialism where men clamor blindly for gold, and women are swayed by false flattery.



The ABERDEEN—(Size 26x38′ Ceiling Height 9′ and 8′)

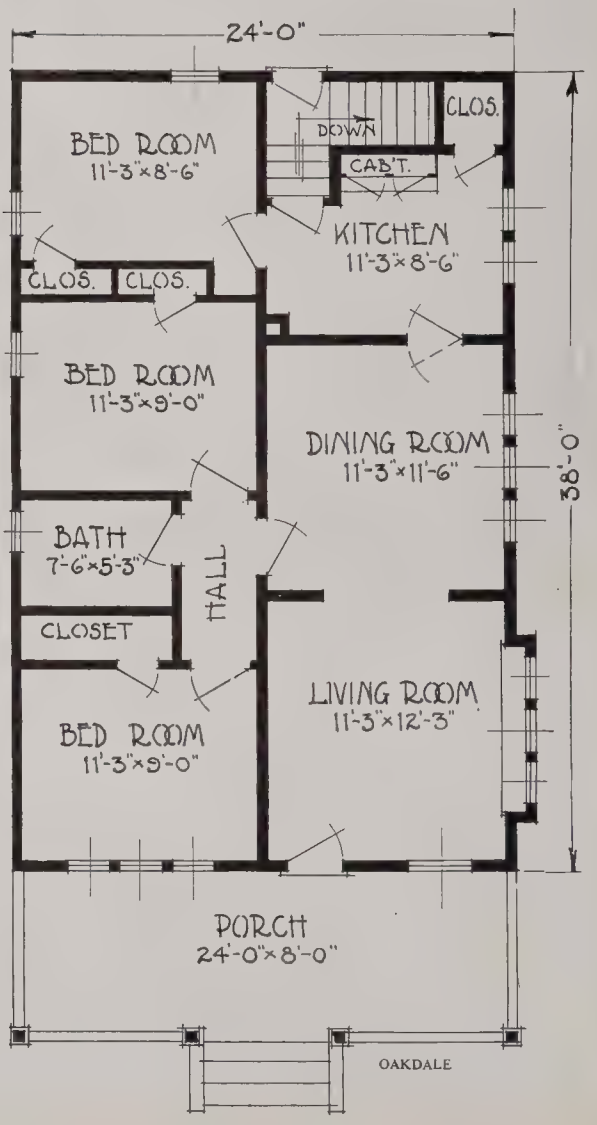
Peace of mind is not to be found in places, but rather in the possession of things loved and sought for. The possession of The Aberdeen as a home will to many mean all of the wordly goods for which they yearn, and the joy which will come with such possession will be ample reward for the price paid for such peace.



The WELLINGTON—(Size 24x40′ Ceiling Height 9′ and 8′)

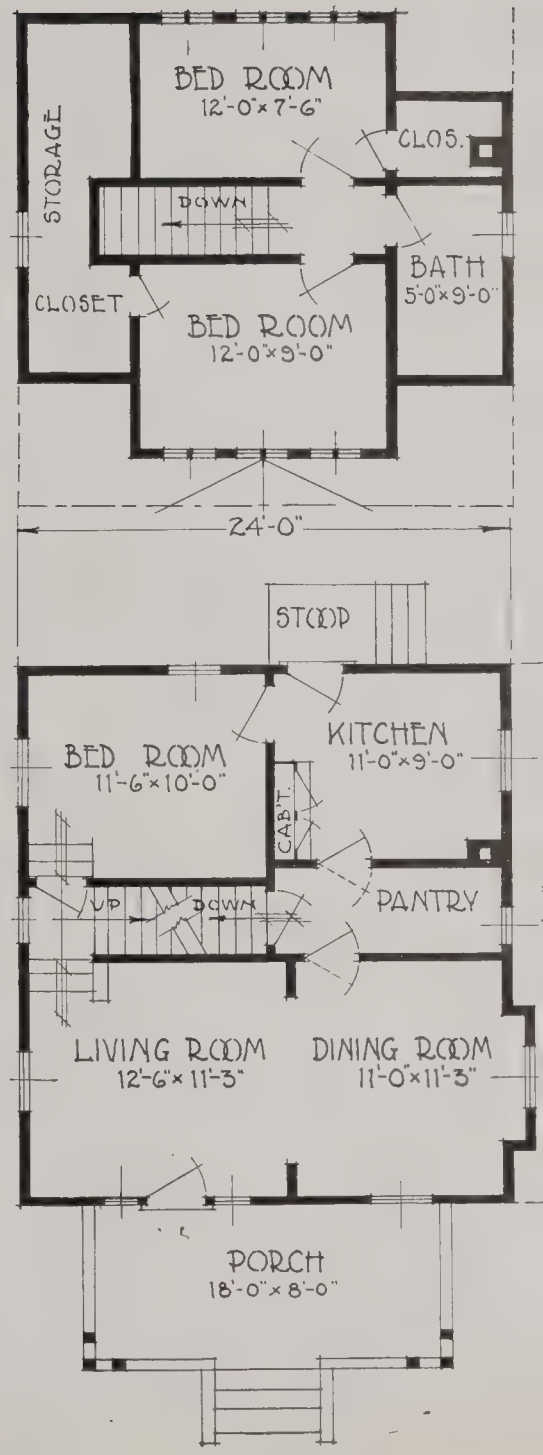
There is something in the nature of a woman that calls for seclusion in the home life. Presumably it is the maternal instinct that instinctively leads to privacy for protection. The woman whose inner being calls for a freer life in a private home, will obey the most sacred impulse of her heart if she patiently persists until such call is answered by the possession of The Wellington.

It is never the size of a home that makes it attractive, but the care with which it is designed and kept.



The OAKDALE—(Size 24x38′ Ceiling Height 9′)

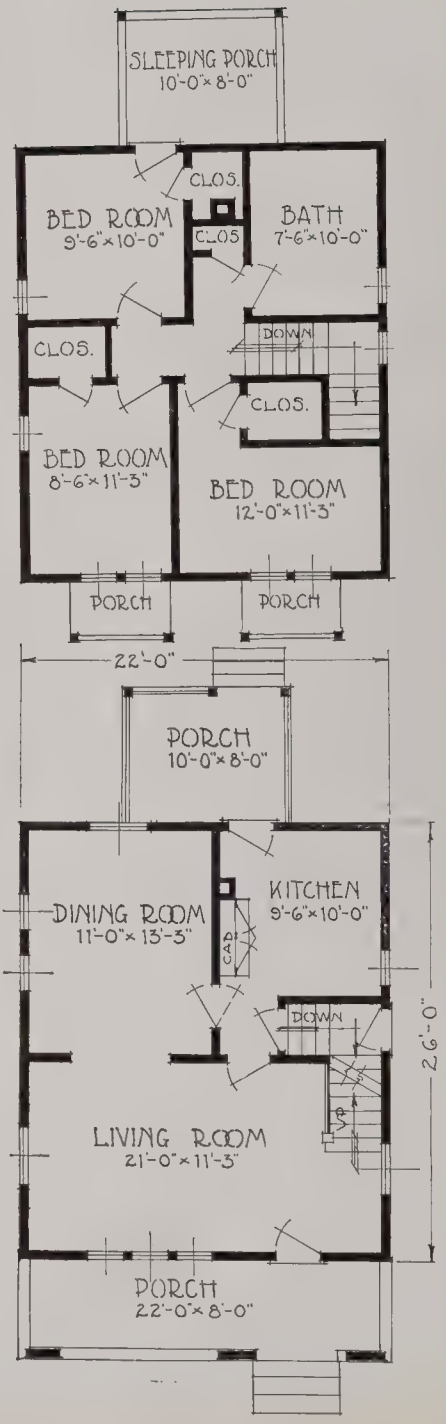
Had the laws of democracy been practiced in every land and country for the past ten centuries, such a thing as paying rent for a home would in this age be entirely out of the question. The unborn desire in every human heart for a home would at least prompt all to possess their place of habitation, even though it were not so beautiful as The Oakdale.



The LYNNHAVEN—(Size 24x26′ Ceiling Height 9′ and 8′)

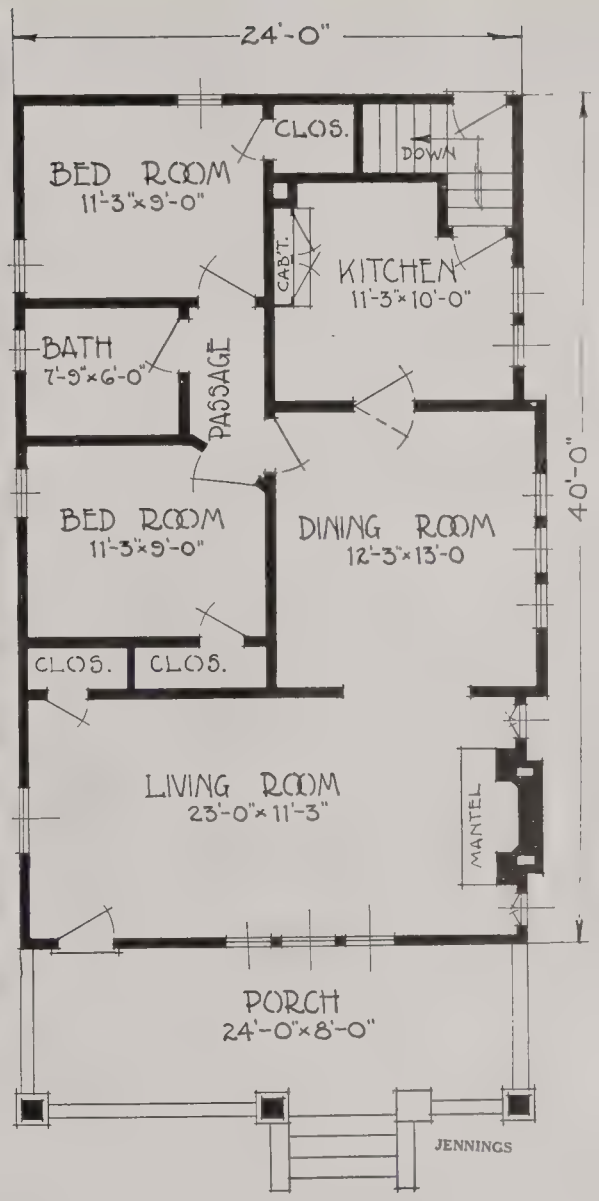
There is inestimable strength to be absorbed from foliage, trees and flowers, especially by those whose nature rebels at the thought of crowded halls and tenements.

For such who hunger for the wealth of inspiration which nature holds, The Lynnhaven will be found an ideal bungalow for a suburban home.



The GARLAND—(Size 22x26′ Ceiling Height 9′ and 8′6″)

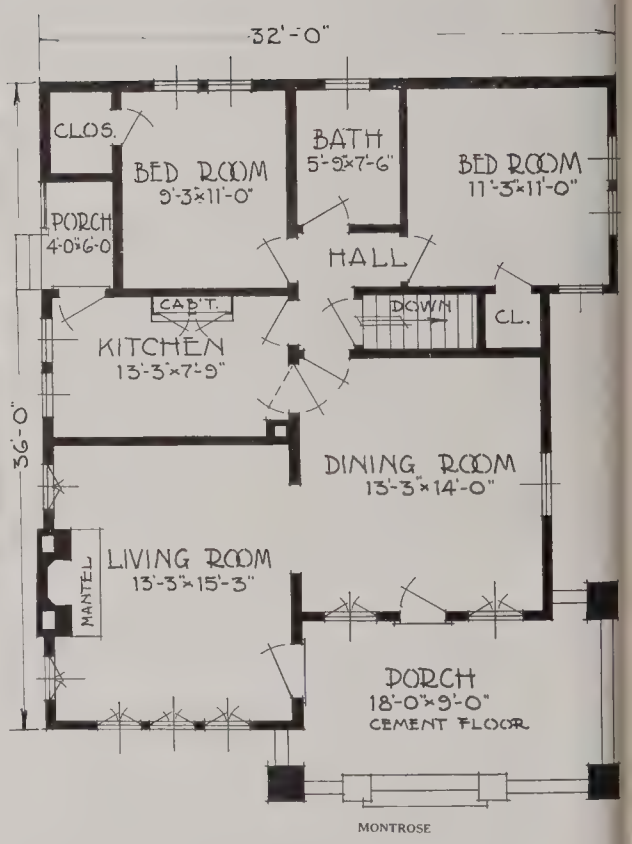
The woman who knows that the surest way to a man's heart is through his sense of taste, and that sympathy and appreciation will lead him over mountains while criticism causes him to balk stubbornly on a level, can make any home an influence for permanent good whether it is of The Garland style of architecture or a more humble cottage.



The JENNINGS—(Size 24x40′ Ceiling Height 9′)

Homes founded on unselfish love are practically proof against the divorce evil. This is true because like attracts like, and when two individuals direct their hearts and efforts toward one single purpose, such, for instance, as the building and making happy a home of The Jennings design, they daily learn to know each other better because they think each other's thoughts.

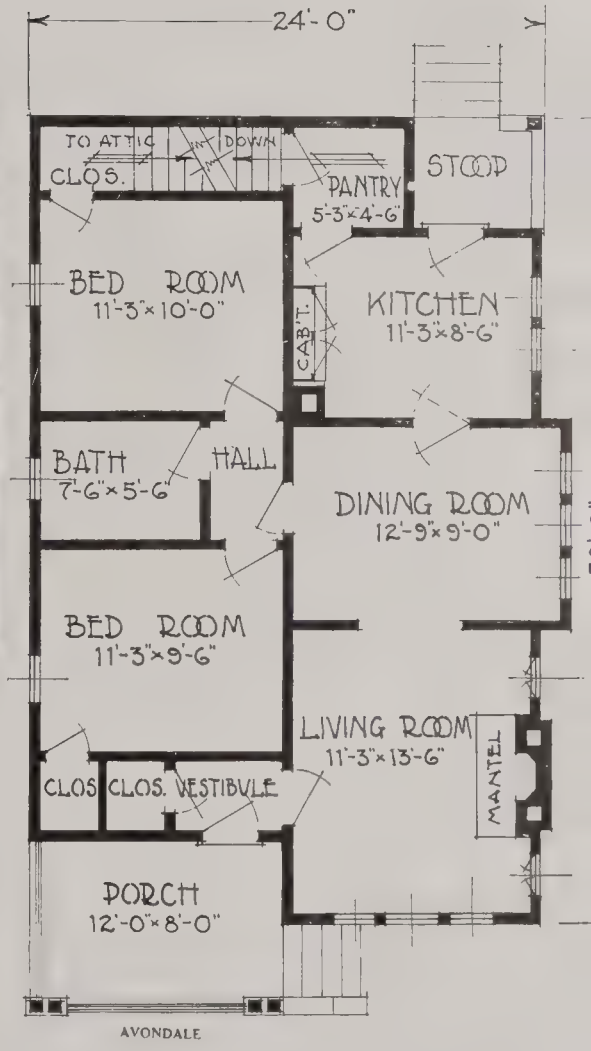
Only through home liberty and companionship can men and women grow strong.



The MONTROSE—(Size 32x36′ Ceiling Height 9′)

Clean men, both of hand and heart, are most invariably the product of a happy home union. It is around the harmonious hearthstones where the glow of mutual interest and understanding temper the finer senses that men mould character of sterling worth. It would be a violation of a natural law if homes in The Montrose class should produce other than men of clean purpose.

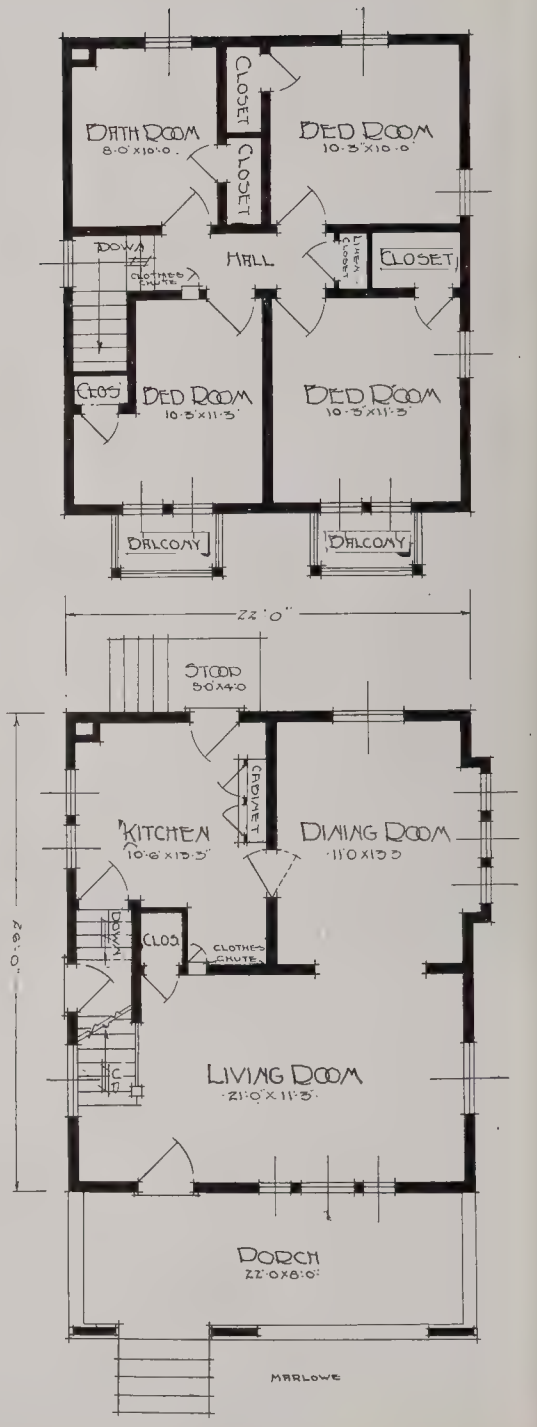
The feeling of aloneness is seldom given room for expression in beautiful new homes.



AVONDALE

The AVONDALE—(Size 24x38′ Ceiling Height 9′)

It is a wonderful privilege to forget the unfortunate experiences and hideous images of yesterday and begin life anew in a home like The Avondale. Happiness is for those who have the faculty to forget and live and love in the "now and here," and nowhere is there such an opportunity for a new love and a new life as in a new home.

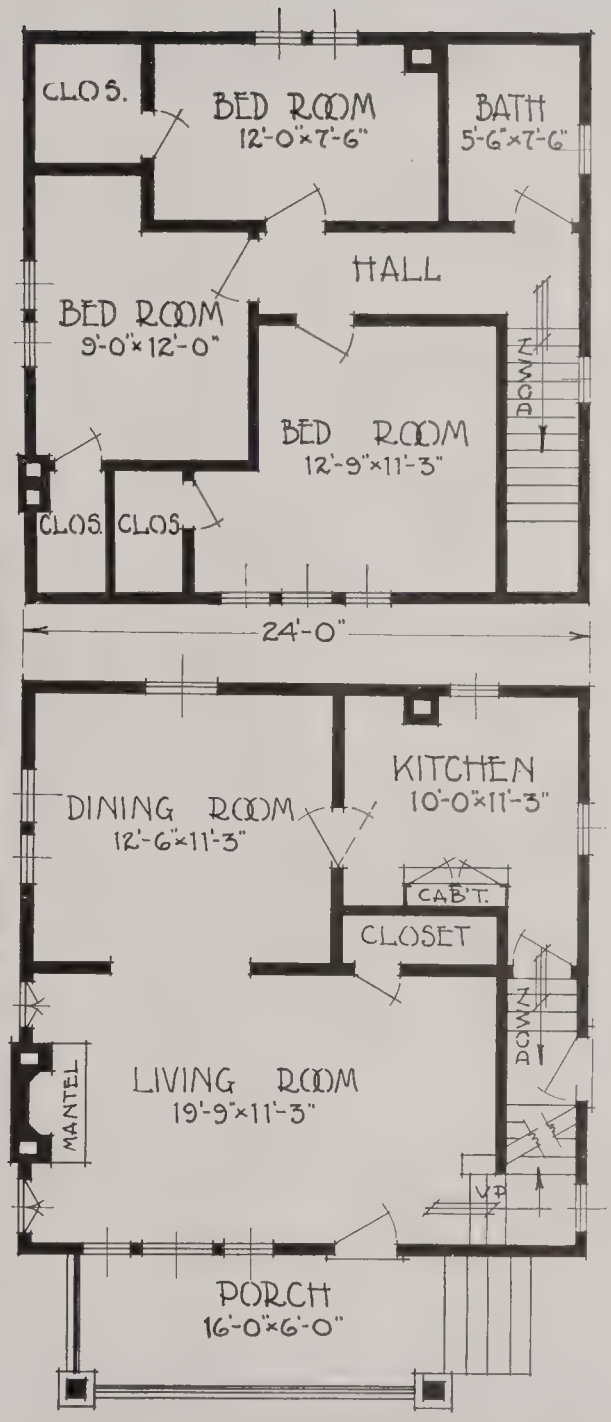


The MARLOWE—(Size 22x26′ Ceiling Height 9′ and 8′)

Men who would die for their wives, yet never bring in a pail of water or a scuttle of coal without grumbling, are seldom found in homes which have been built by mutual endeavor. Hands that help in making The Marlowe a home should gladly help in lightening the burdens of the helpmate whose kingdom lies within its threshold.

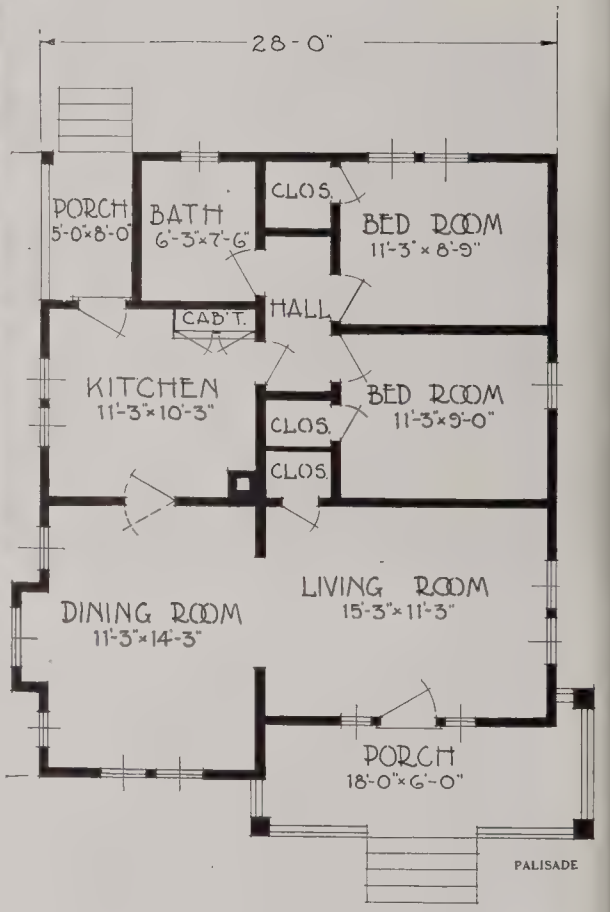
The GENESSEE—(Size 24x24′ Ceiling Height 9′ and 8′)

Those who put their savings into get-rich-quick schemes instead of homes of their own are, as a rule, the most dependable support for landlords. The suburban streets of all cities could be lined with artistic homes similar to The Genessee with the money which is yearly fooled away with fakers who play upon the imagination of the inexperienced.



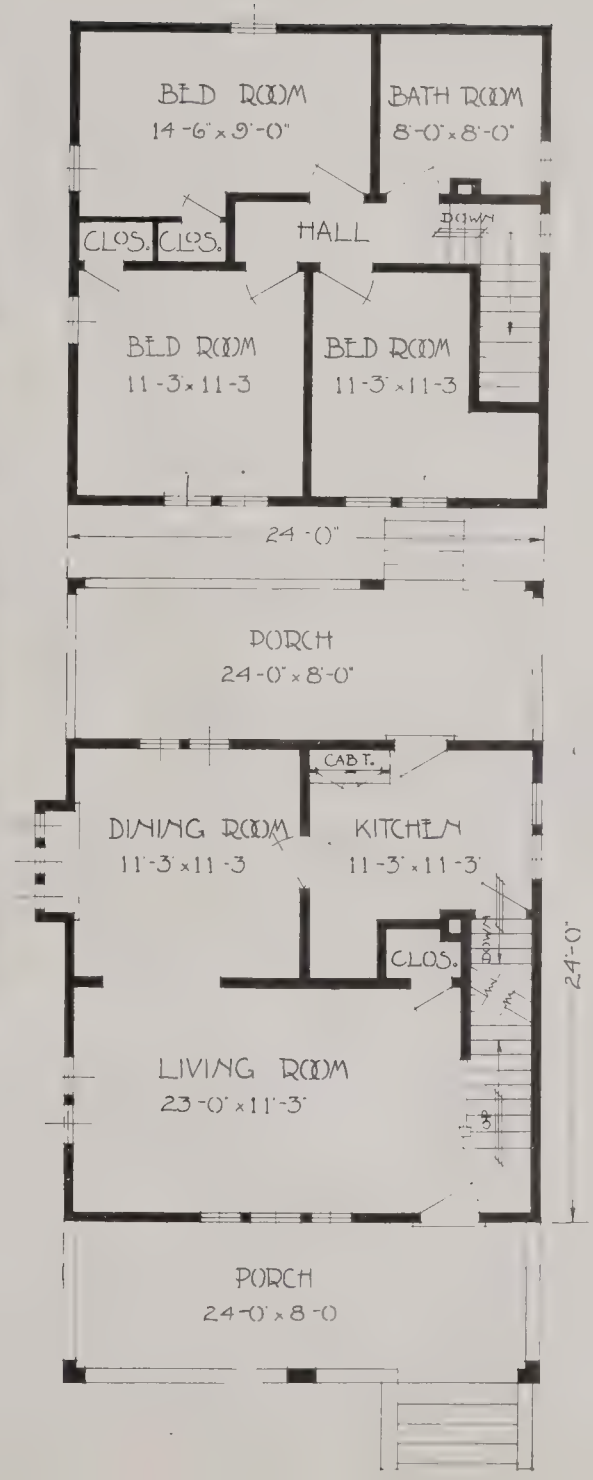
GENESSEE

In the happiness of the home lies the health and strength of the whole family.



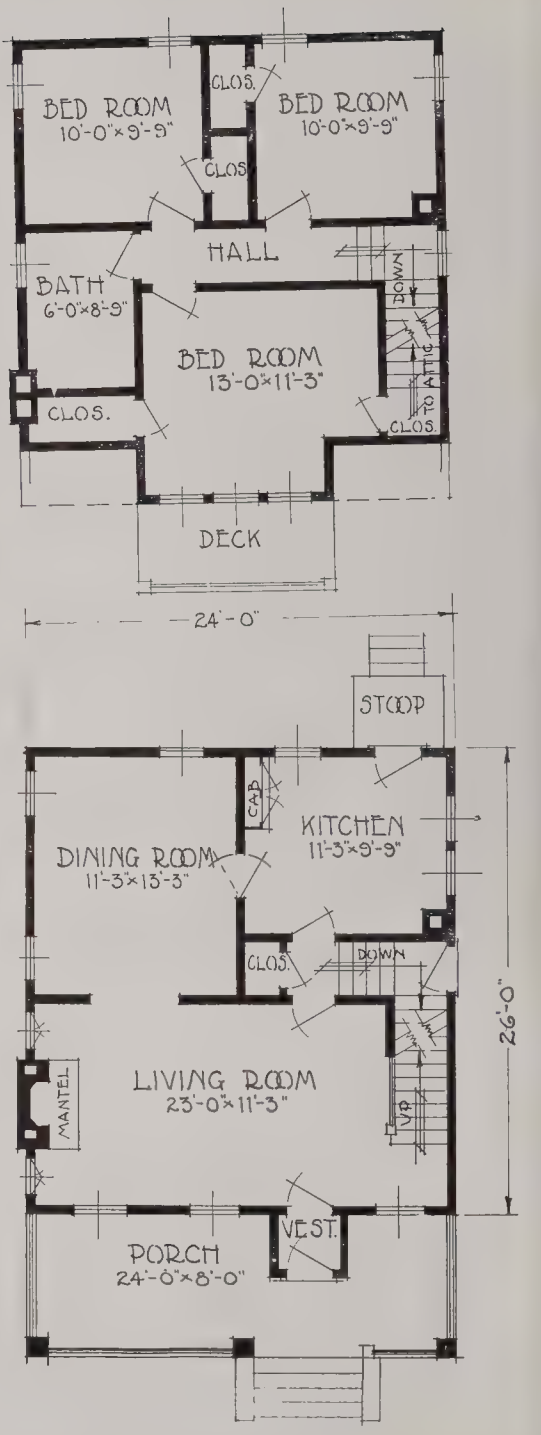
The PALISADE—(Size 28x34′ Ceiling Height 9′)

The authority who said, "Give every family a home of their own with a garden and flowers and crime will vanish with a single generation"—knew well the inspiration which everyone gains consciously or unconsciously from such surroundings. The Palisade style of architecture has ever been the theme of poets and the sons of song.



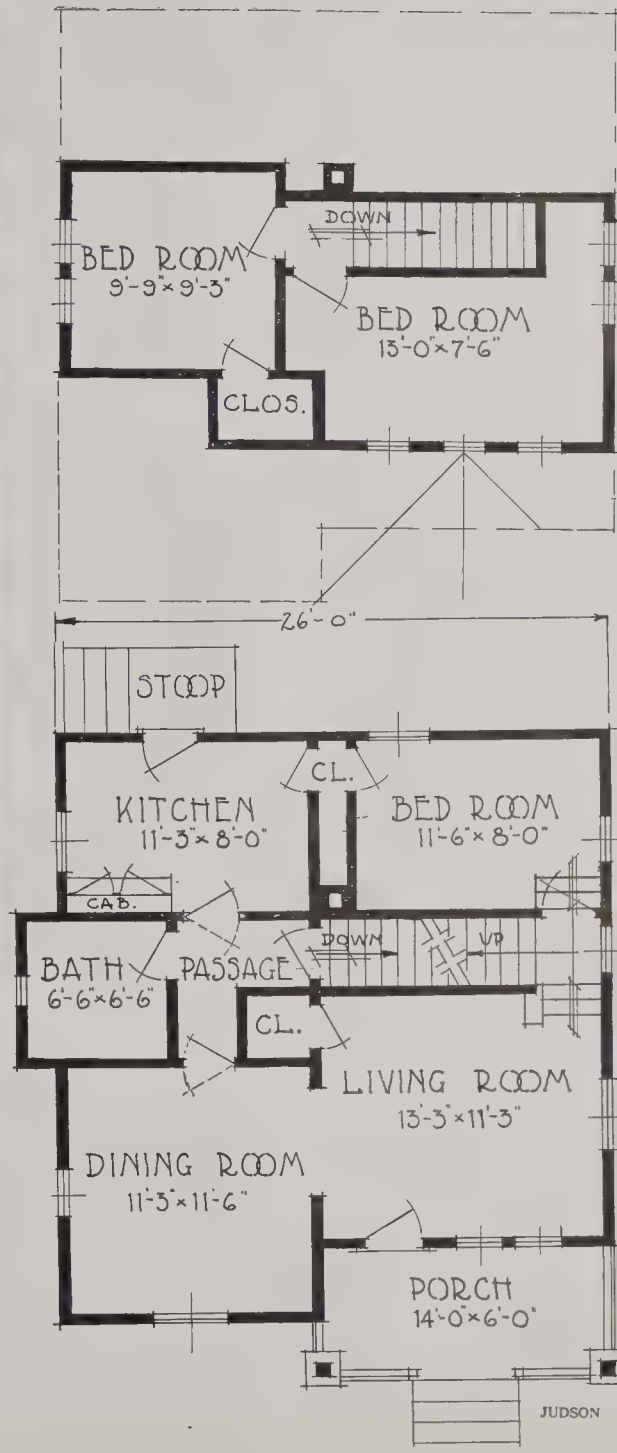
The LORAINE—(Size 24x24′ Ceiling Height 9′ and 8′)

Happiness is the friend of harmony, of truth, of beauty, of simplicity, and does not abide with low ideals, with selfishness, idleness and discord. It is most frequently found in beautiful, new homes like The Loraine which have been built by those whose ability to appreciate the beautiful, the good, the true, has been kept alive by the development of their best and noblest thoughts.



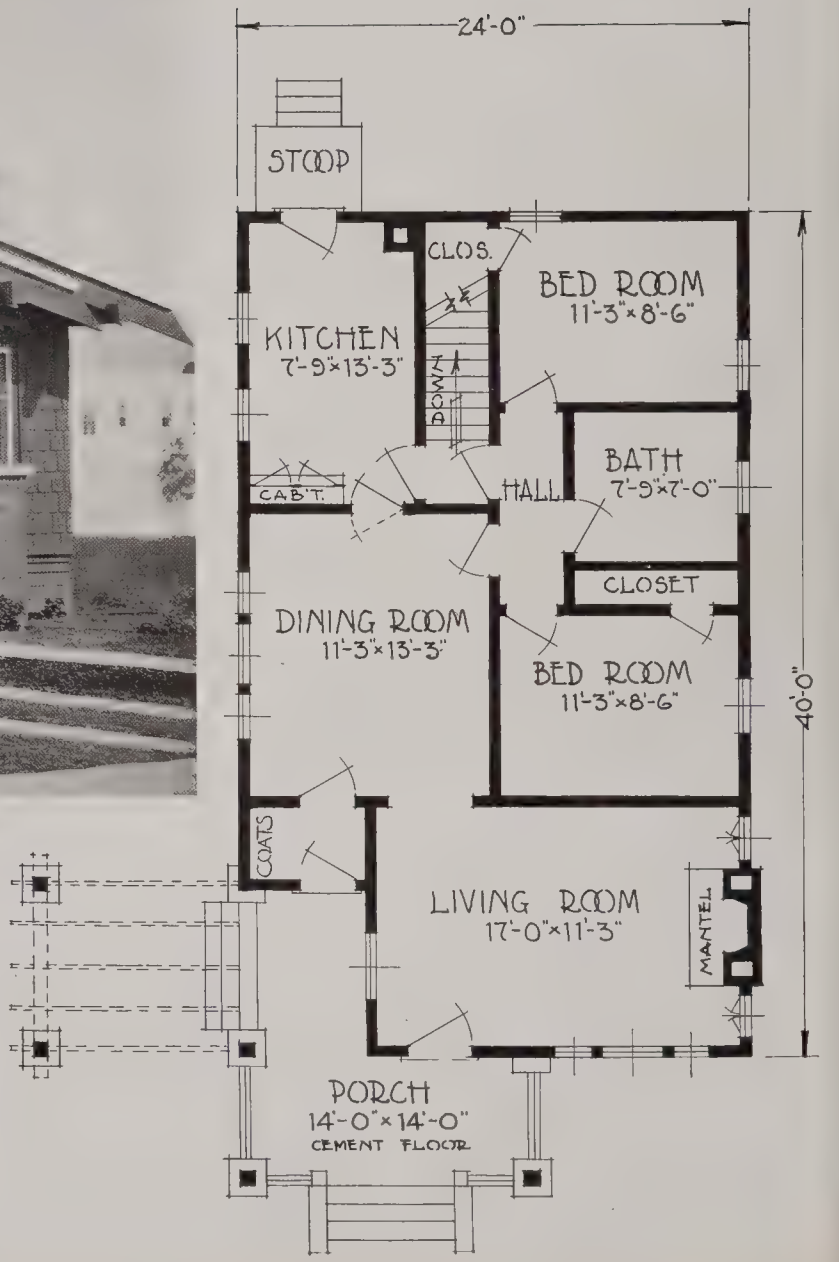
The TILMONT—(Size 24x26′ Ceiling Height 9′ and 8′)

If those who occupy homes of The Tilmont design are not happy it is because they have violated some natural law, or are not conscious of the fact that happiness is a condition of the mind and comes as the result of the mastery of one's moods. It is not a thing to be purchased at a price, but rather a fact to be recognized or accepted.



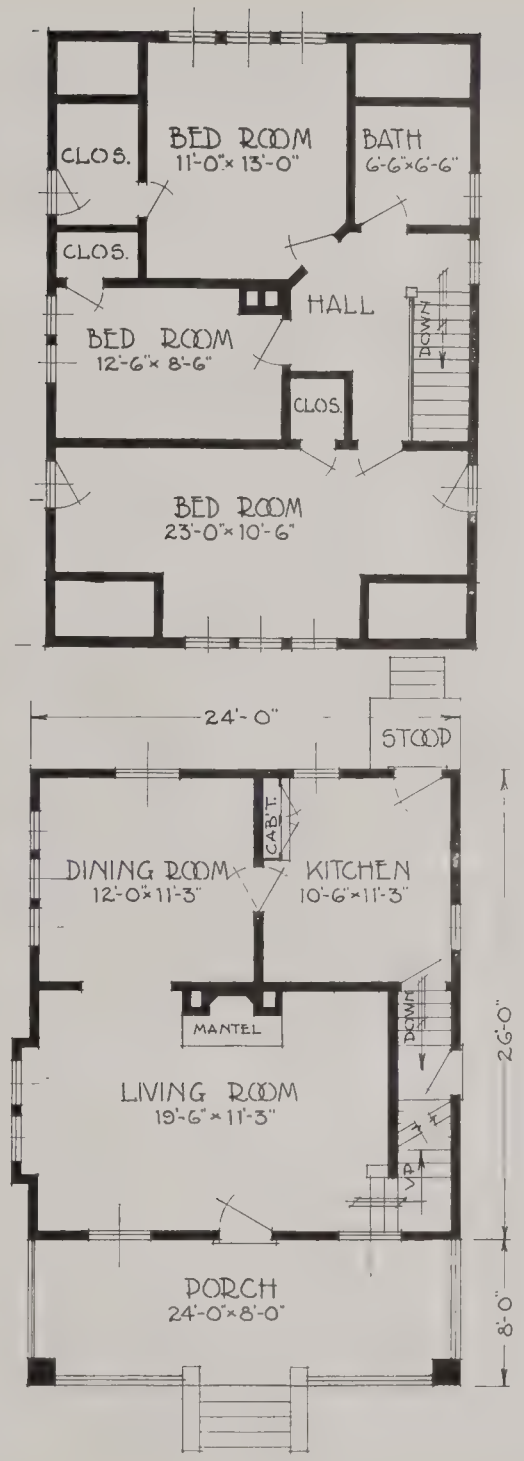
The JUDSON—(Size 26x28′ Ceiling Height 9′ and 8′)

To the wife and children home means infinitely more than to the husband whose duties are elsewhere. To him it is a place for recreation and rest, but to them it is their kingdom. The hearts of many wives will go out to The Judson, not with selfish design, but with earnest maternal longings for better conditions for the culture and refinement of their children.



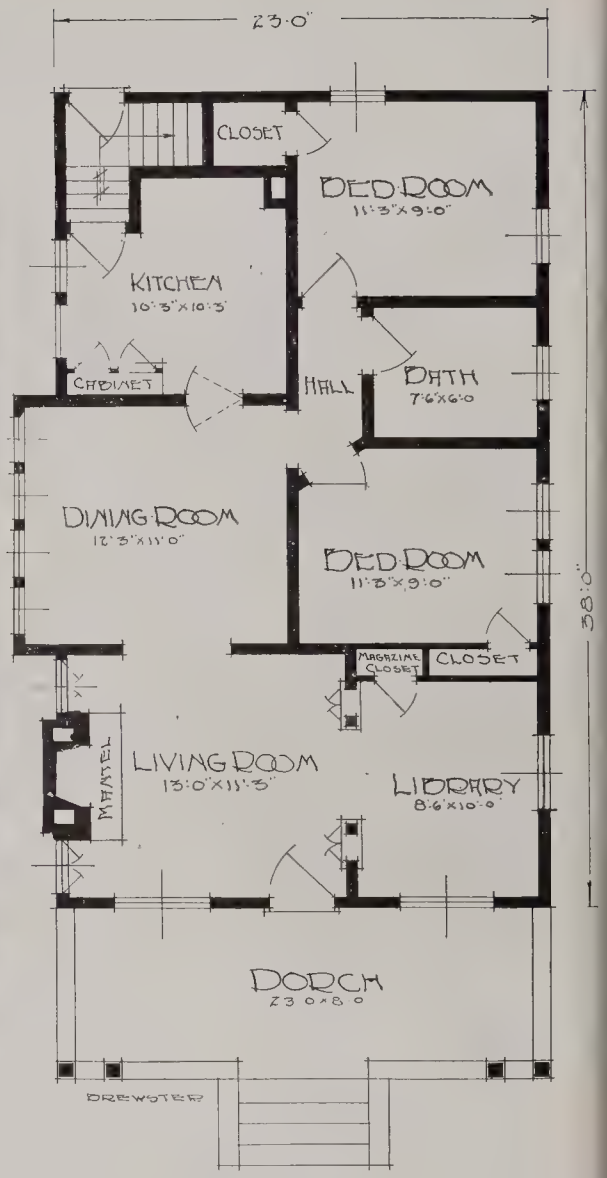
The MARMOOR—(Size 24x40′ Ceiling Height 9′)

The life that would be complete, that would be sweet and sane as well as strong, must be softened and enriched by a love of nature and all things beautiful. In no other way has man proven his onward and upward march as in the creation of beautiful homes like The Marmoor. Such homes are civilization's guide-posts on the path of progress.



The ELON—(Size 24x26′ Ceiling Height 9′ and 8′)

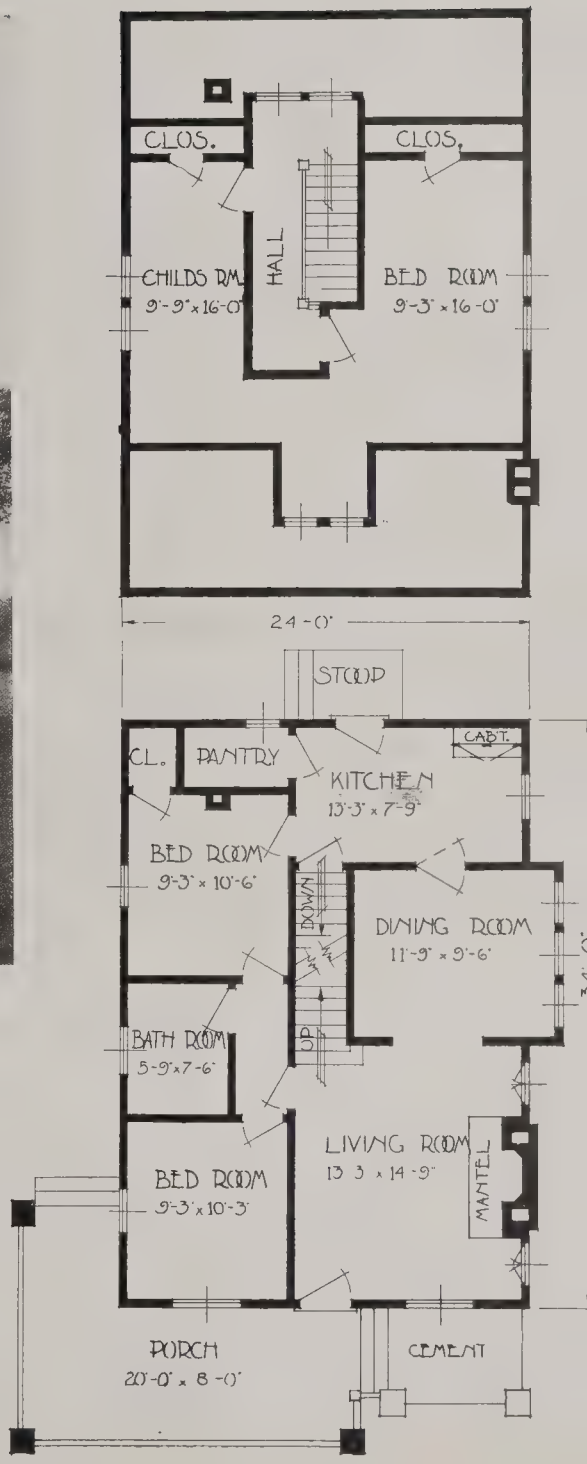
The club rooms are not filled by men whose earnings have gone to purchase or build homes of The Elon character, for where a man's treasure is there will his heart be also. Man loves best those things which have cost most in earnest effort and self-denial, and there is little outside attraction for him whose longing for a home is satisfied.



The BREWSTER—(Size 23x38′ Ceiling Height 9′ and 8′)

Forming a habit of placing in a Building and Loan Association all earnings which one does not need for immediate use is the surest road leading to the ownership of The Brewster for a home.

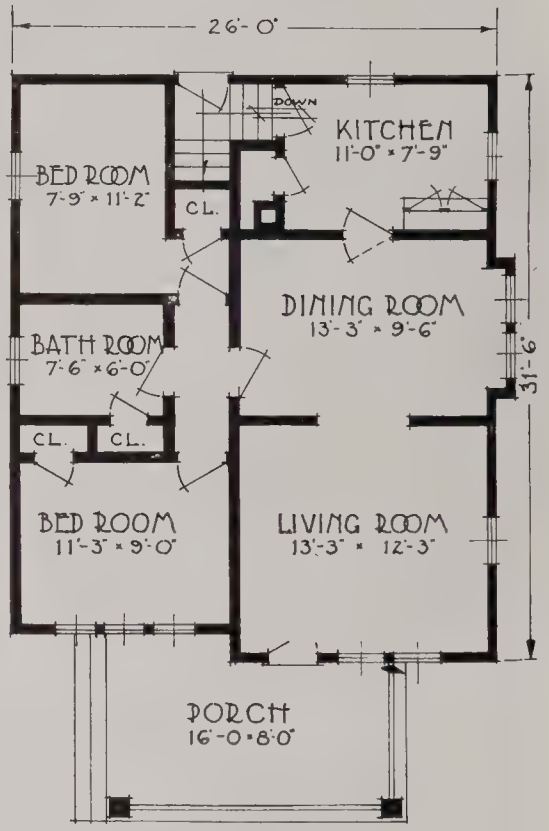
The sacrifices made in the saving of a home are the highly prized diary notes in one's record of accomplishment.



The CARMEN—(Size 24x34′ Ceiling Height 9′ and 8′)

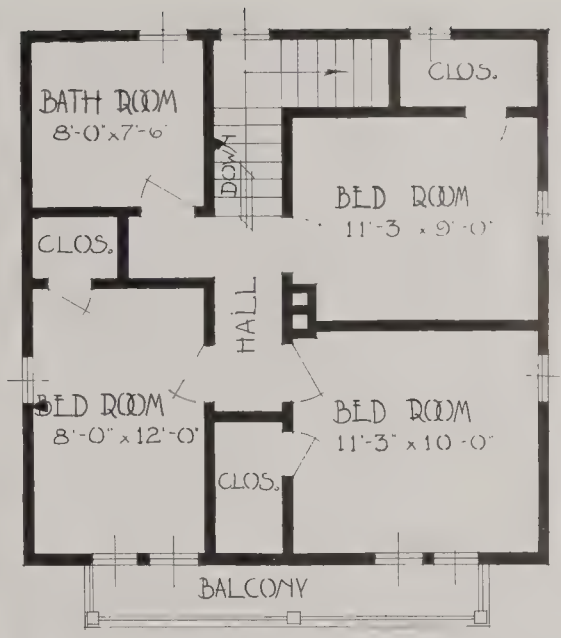
There can be no freedom nor peace of mind in mature life for those who do not pay the price in youth. The price of freedom and peace is independence gained through sacrifice. Those who early make the sacrifices necessary to enable them to own The Carmen will turn the present seeming desert into the paradise of their early dreams.

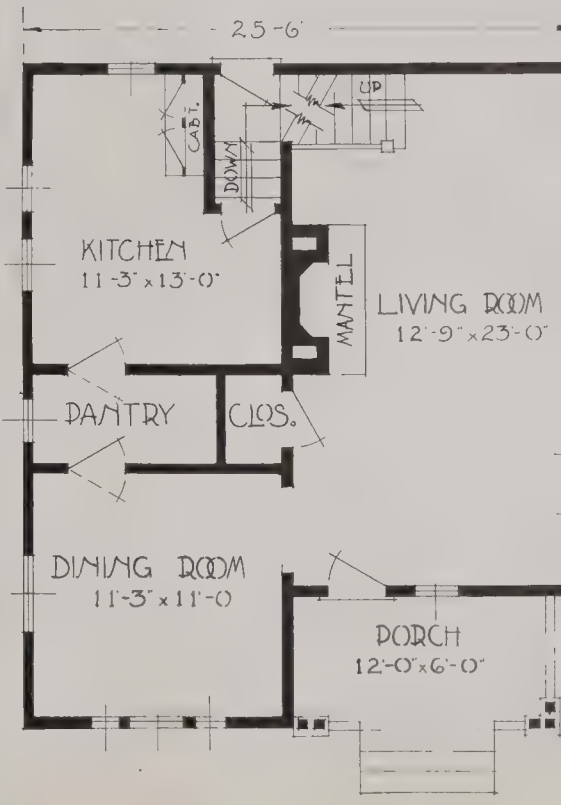
Every child has the right to be well born and well reared.



The MYRTLE—(Size 26x31′ 6″ Ceiling Height 9′)

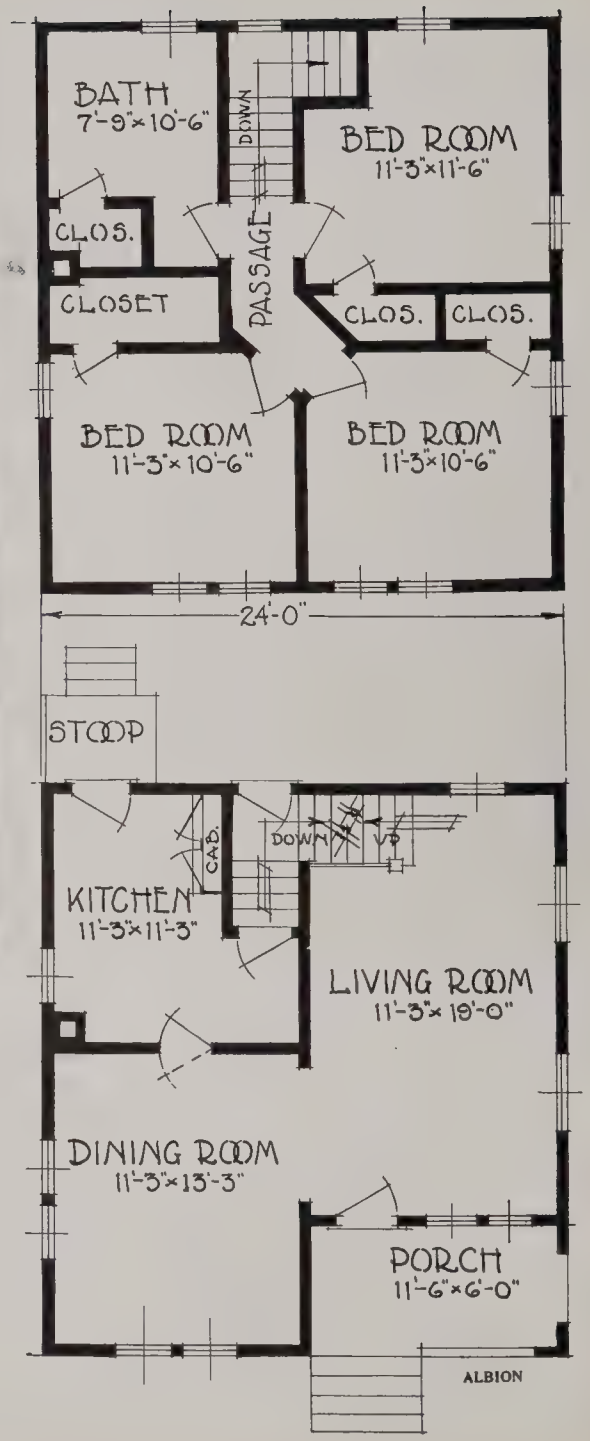
When freedom and joy are the wife's share in homes like The Myrtle they become the child's heritage. A happy childhood is an imperative preparation for a happy maturity. The sacred memories of a joyful home have kept many a man from losing his self-respect. We would have little need for prisons if all children could enjoy a happy home life.





The ALTA VISTA—(Size 25′ 6″x30′ Ceiling Height 9′ and 8′)

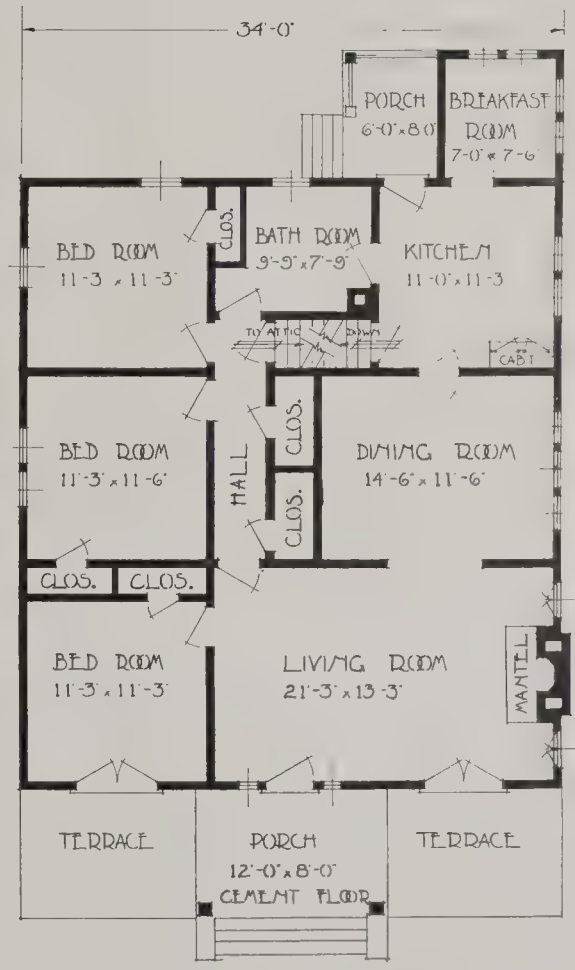
Happiness was born a twin, and only he who seeks another's good, another's welfare, another's comfort can find his own. The man who early and wisely builds The Alta Vista for a home for his family will not have to hunt for happiness elsewhere, for happiness is the product of good deeds and develops automatically within one's being.



The ALBION—(Size 24x26′ Ceiling Height 9′ and 8′)

Summer, winter, rain or shine your home's your home. It is a permanent structure, yet consider how many comforts its walls contain, and what a wonderful refuge it is when shelter is sought from the world of chilly indifference. No home can be more secure against unwholesome influences than The Albion, if it be reinforced by staunch purpose and unselfish love.

Men can produce far more when there is harmony and affection in the home.



The HAWTHORN—(Size 34x46′ Ceiling Height 9′)

A man is often judged as much by the home he builds as by the company he keeps or the clothes he wears. One would expect to find the owner of The Hawthorn a man of good judgment and thoughtful purpose, of influence and solid character. Men who select and build homes of this style are as a rule sentinels of progress in their communities.

HOME OWNERSHIP

The desire to own a home is one of the natural, primal instincts of every real man and woman. No sentiment ever gets such a grip upon the human mind and heart as the vision of a home of one's own. It has been man's sublime incentive in all ages for greater effort. The basis of all his hopes and ambitions has ever been his dream of wife and child and home.

History is packed with the achievements of men who have been guided in their greatest efforts by this single star of hope —Home. Home is the sweetest word in human speech, and for the love and ownership of home, men have stood, without flinching, the hardest toil and torture that time and chance could bring upon them.

This picture of a home of love and peace has ever held the youth to his task and urged him onward and upward—through hardship and discouragement. It has ever been the source of inspiration for pure-minded women, and has enabled them to withstand the severest hardships gladly for the preservation of that which was to them more sacred even than life itself.

No one can estimate what civilization owes to man's dream of a home of his own. The gratification of this deep-seated desire, and the toil and struggle and self-denial by which it is won, refines, elevates and ennobles. It inspires in men a self-respect which in turn inspires in others a respect for them—that makes them better men and better citizens, better husbands and better fathers. It gives them a standing and influence as freeholders in a community which nothing else can. Give every family a home of their own with lawn and garden and trees and flowers, and crime will disappear, and dishonorable deeds will become unknown.

All Pay for a Home

Only about thirty-eight per cent of the American people own their own homes. The remaining sixty-two per cent are paying rent.

The money one pays to a landlord in exchange for rent receipts never comes back. It is a permanent investment which pays no dividends and can never be converted into cash or exchanged for anything of value.

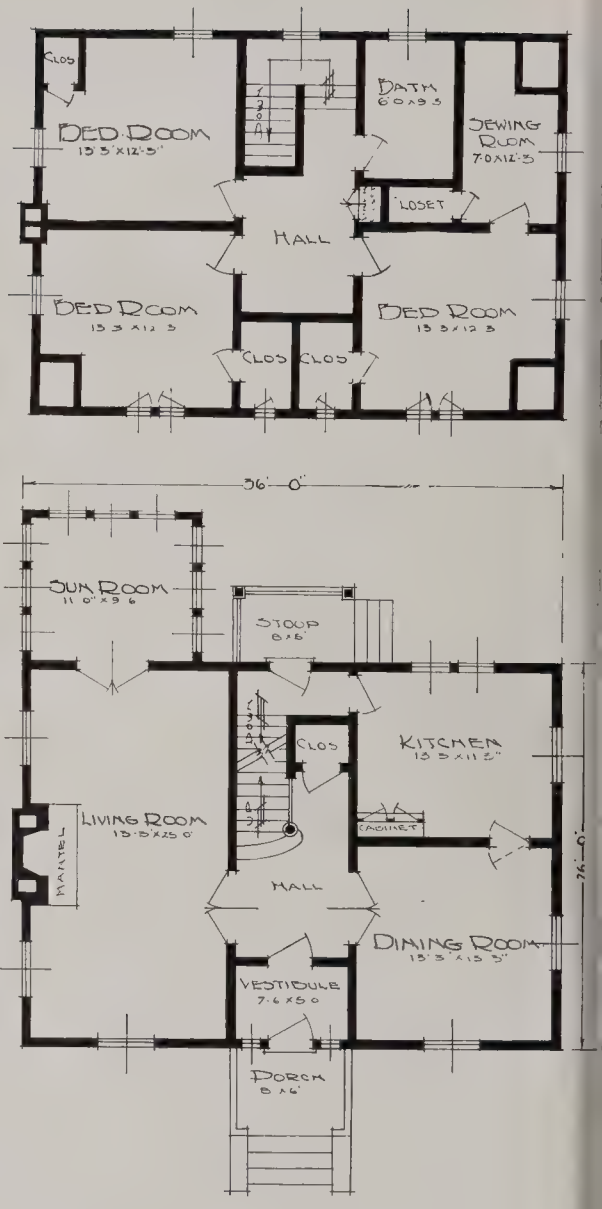
Rent money will, in a few years, pay for the house rented, but the house still belongs to the landlord, and the only thing left in the possession of the renter is a bundle of rent receipts.

No family can ever acquire that deep-seated love and affection for a rented house which is naturally developed for a home they own. There is a little incentive to adorn and beautify the house and lawn which belongs to another. But when the place which shelters the family group is their own—when they know that no man has a right to raise the rent or disturb their peace, then the place where they dwell, however lowly or humble it may be, becomes indeed their home. Every tree and shrub and flower planted adds new charm to life, and strengthens the ties that bind the happy hearts.

How Rent Money Counts Up

This table shows what rent amounts to in ten, fifteen and twenty years, with six per cent interest compounded annually, and gives an idea of the value of the house one can pay for by applying the rent-paying habit to the task of purchasing a home.

Rent per Month	In 10 Years	In 15 Years	In 20 Years
8.00	1,265.35	2,234.48	3,531.41
10.00	1,581.68	2,793.10	4,414.26
12.00	1,898.02	3,351.71	5,279.11
15.00	2,372.52	4,189.64	6,621.39
17.00	2,688.86	4,748.26	7,504.24
18.00	2,847.03	5,027.57	7,945.67
20.00	3,163.36	5,586.19	8,828.52
22.00	3,479.70	6,144.81	9,711.37
23.00	3,637.87	6,424.11	10,152.50
25.00	3,954.20	6,982.73	11,035.65
27.00	4,270.54	7,541.35	11,918.50
28.00	4,428.71	7,820.66	12,359.93
30.00	4,745.04	8,379.27	13,242.78
32.00	5,061.38	8,937.89	14,125.63
33.00	5,219.55	9,217.20	14,567.86
35.00	5,535.88	9,775.82	15,449.91
40.00	6,326.72	11,172.78	17,657.04
50.00	7,908.40	13,965.46	22,071.30



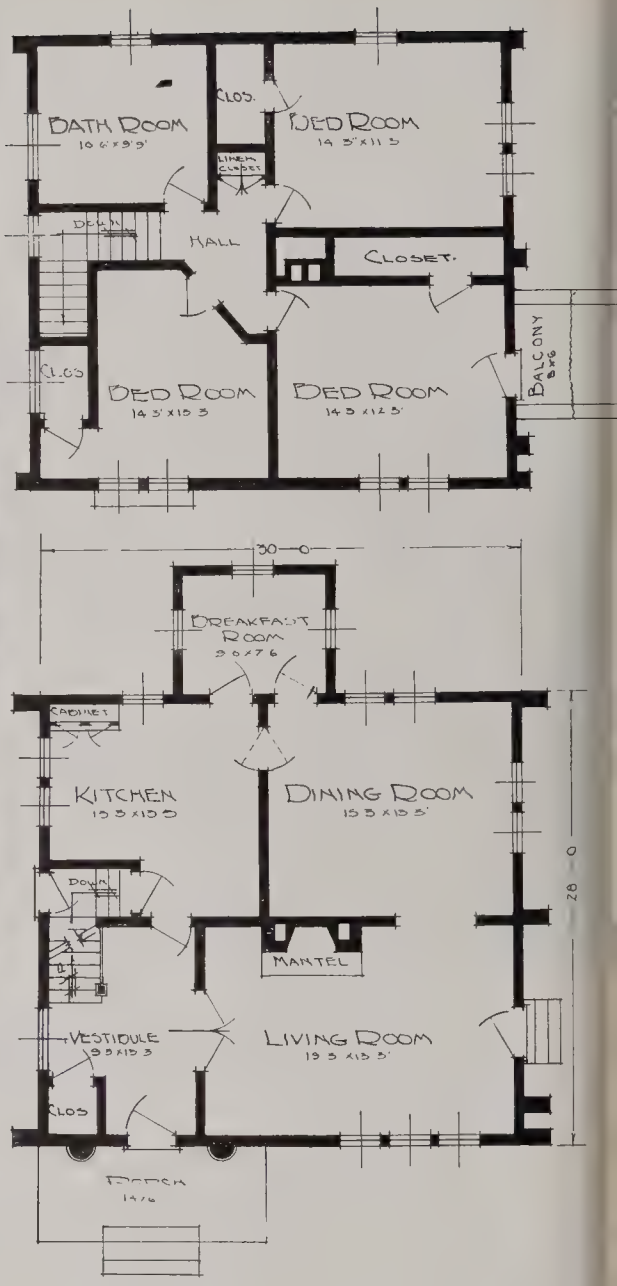
The WASHINGTON—(Size 36x26′ Ceiling Height 9′ and 8′ 6″)

When one looks thoughtfully at the colonial style of architecture as shown in The Washington, his thoughts go back to the days when the love of home and woman were the most sacred emotions in the hearts of men. There are yet many with a steadfastness of purpose who inwardly long for the colonial days, and to such The Washington will be an inspiration.

Men are what their thoughts and home life make them.

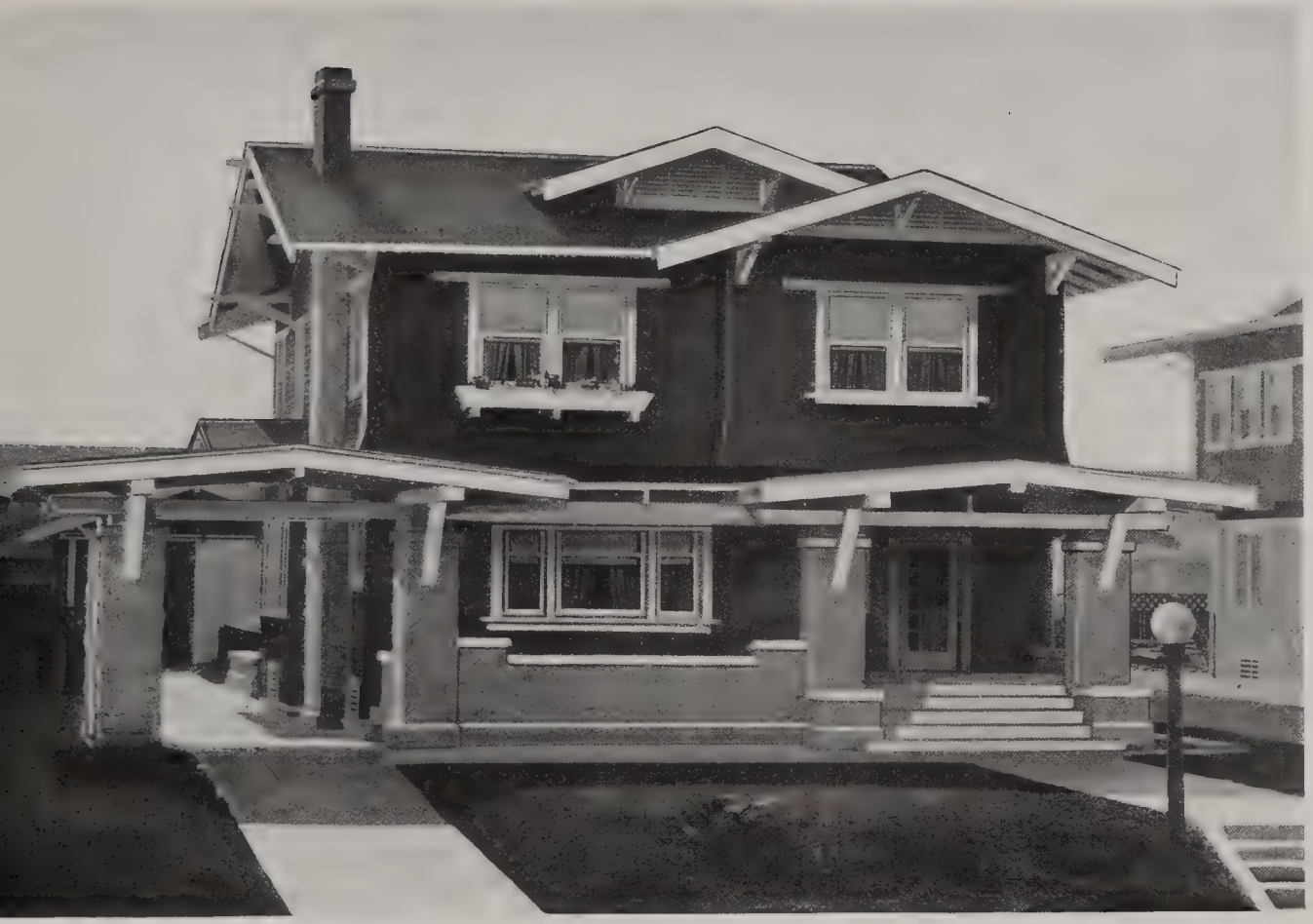
The CHESTERFIELD—(Size 36x26′ Ceiling Height 9′ and 8′ 6″)

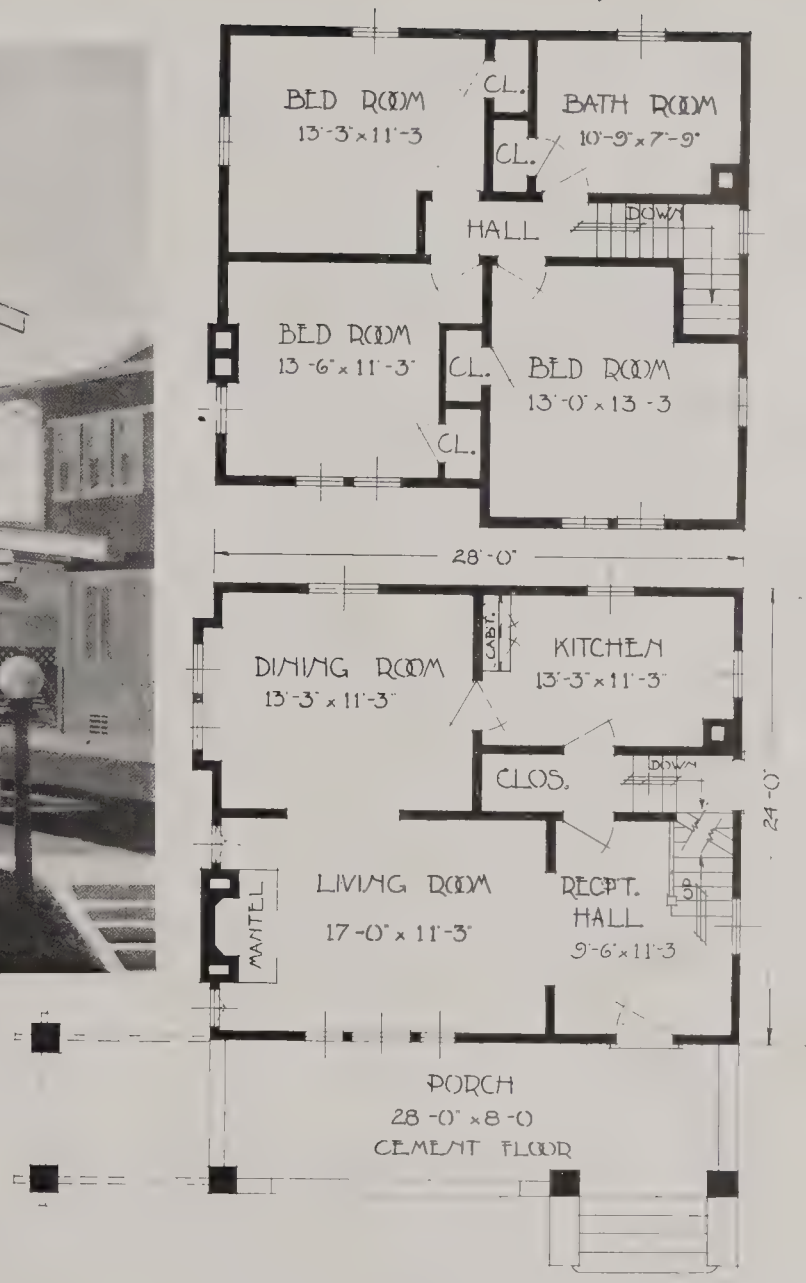
Out of homes of The Chesterfield design walk men of victorious bearing whose voice, manner and expression inspire confidence and trust. Such homes are, as a rule, owned by men of quick decision, keen perceptive faculties and indomitable wills. Truly the joy of such homes as The Chesterfield should not pass with a single generation.



The MARDEN—(Size 30x28′ Ceiling Height 9′ and 8′ 6″)

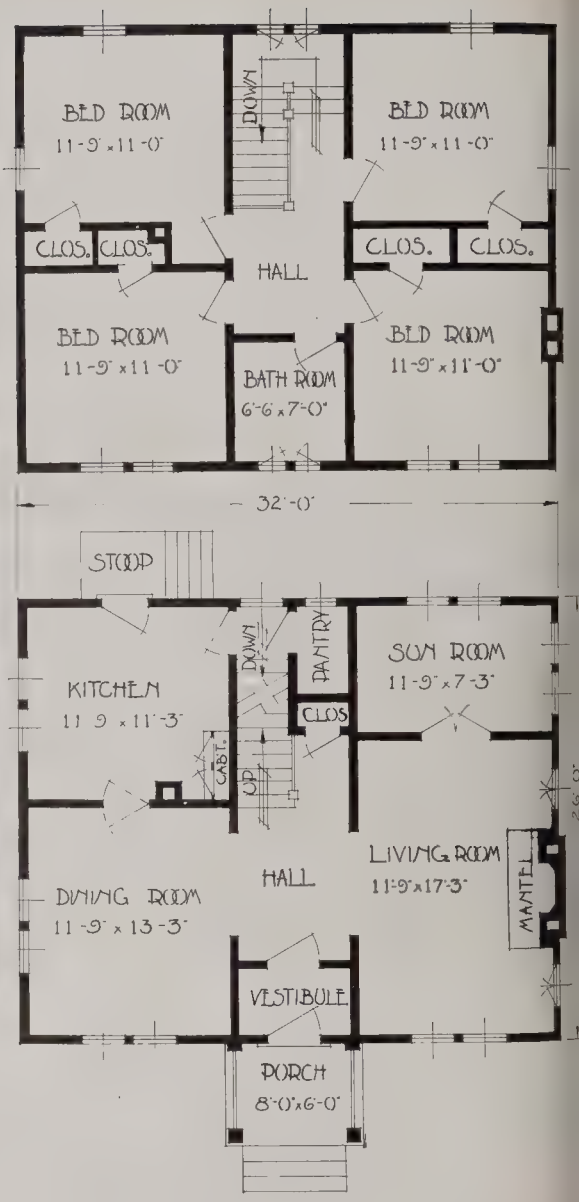
All mothers should be free from those things which disturb and distress. They should at all times feel a sense of restfulness, serenity, peace and poise. Conditions for such a state of mind cannot be found in crowded districts, but rather in ideal private homes, in The Marden class, where only those influences are permitted which tend to satisfy and soothe the maternal senses.





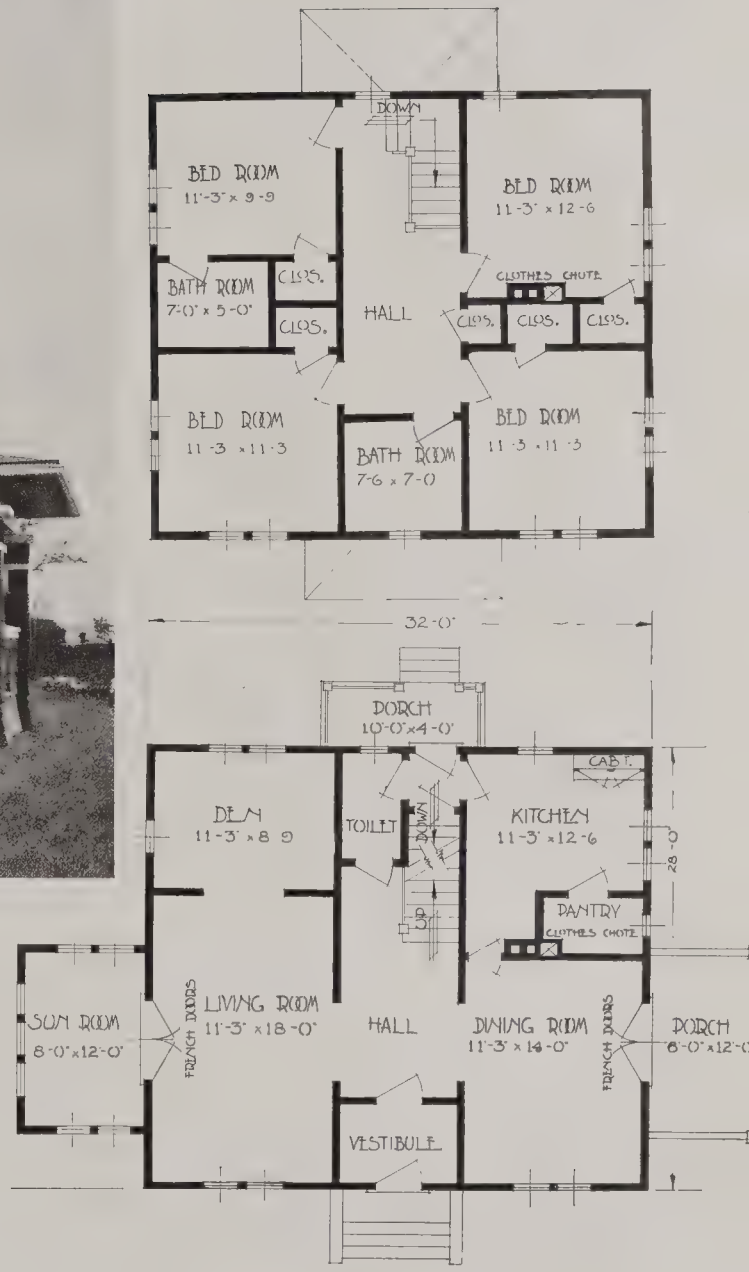
The BELMONT (Size 28x24′ Ceiling Height 9′ and 8′ 6″)

Man's strength can easily be gauged by his faith in the strength of woman. Woman's intuition has always equalled, and in many instances surpassed, man's reason. Strong men know this vital principle of life and strive daily to keep harmonious the home in which dwells the heart and source of their strength. This is an easy task in beautiful, new homes like The Belmont.



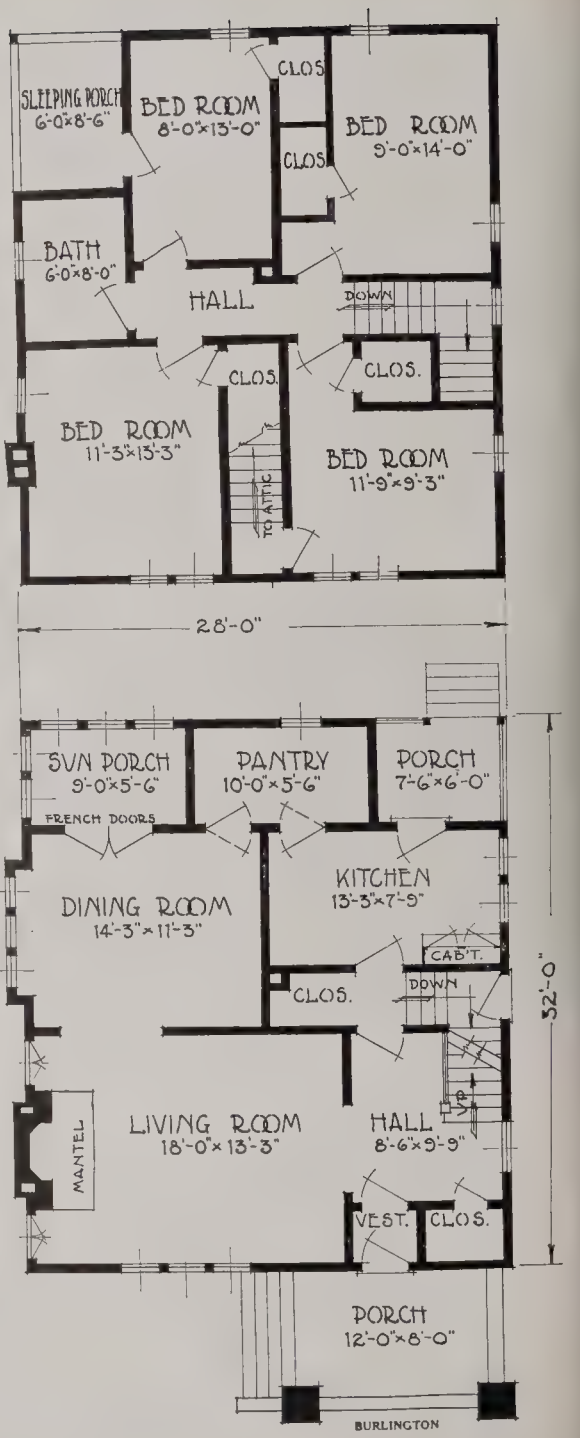
The KENNILWORTH—(Size 32x26′ Ceiling Height 9′ and 8′ 6″)

All obstacles stand aside for him who firmly fixes his gaze on a coveted goal, and goes forward with a steady step and a strong heart. Homes in The Kennilworth class are within reach of those whose esthetic natures and ideals demand beauty in abundance, and whose wills calmly and fearlessly affirm that substitutes are unacceptable.



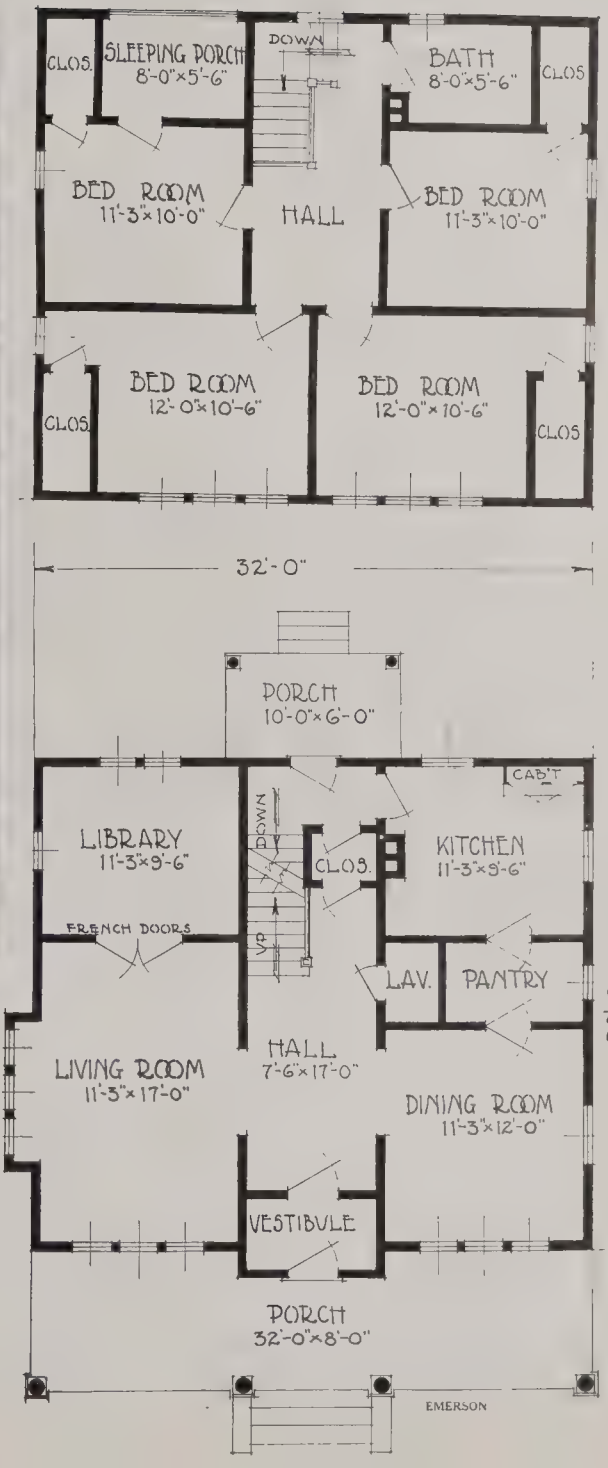
The ARDEN—(Size 32x28′ Ceiling Height 9′ and 8′ 6″)

Peace, power and plenty come to those who form an affinity with the Forces that work for the continuous advancement of humanity. The underlying substance which promotes all human progress is love, and love is that which purifies and perfects. It is in the home of freedom, where two hearts have but a single thought, that the fountain of love flows most freely.



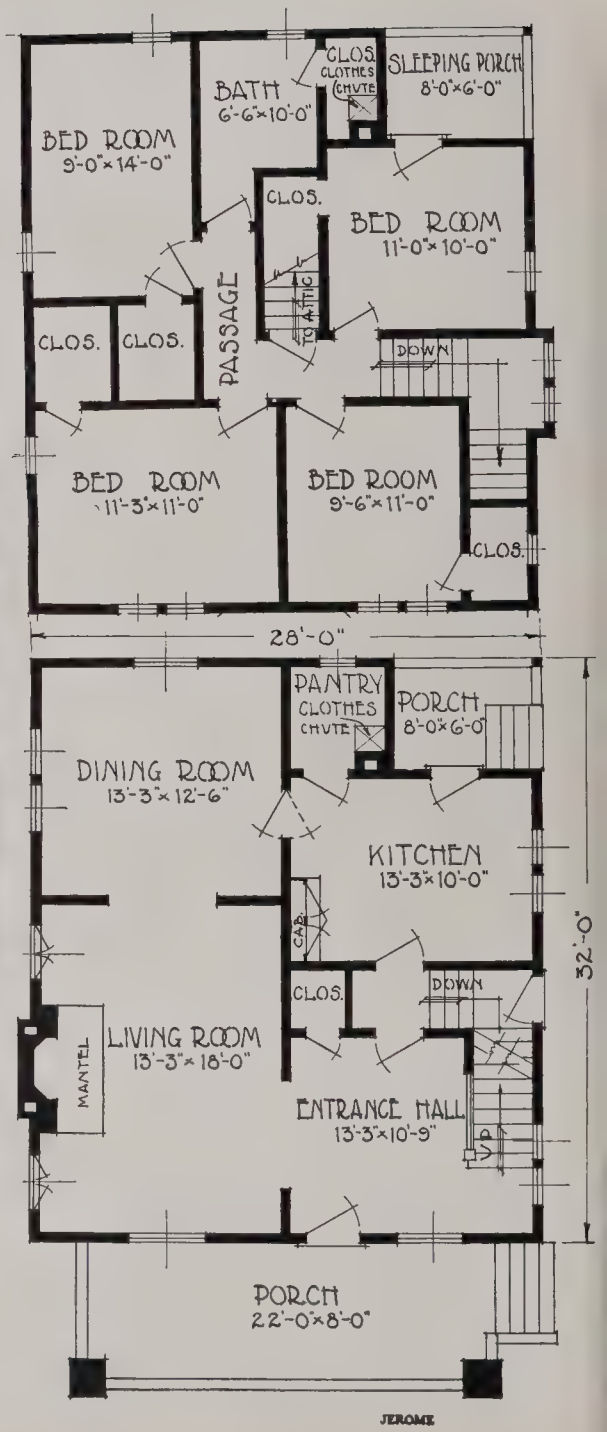
The BURLINGTON—(Size 28x32′ Ceiling Height 9′ and 8′ 6″)

It is appreciation that humanity really is seeking and not gold. Gold, gained honestly or dishonestly, is in turn paid for appreciation and applause. He is most appreciated by friend and neighbor who contributes to his community a substantial home of The Burlington design, and unselfishly shares his comforts and pleasures with those of his kind.



The EMERSON—(Size 32x28′ Ceiling Height 9′ and 8′ 6″)

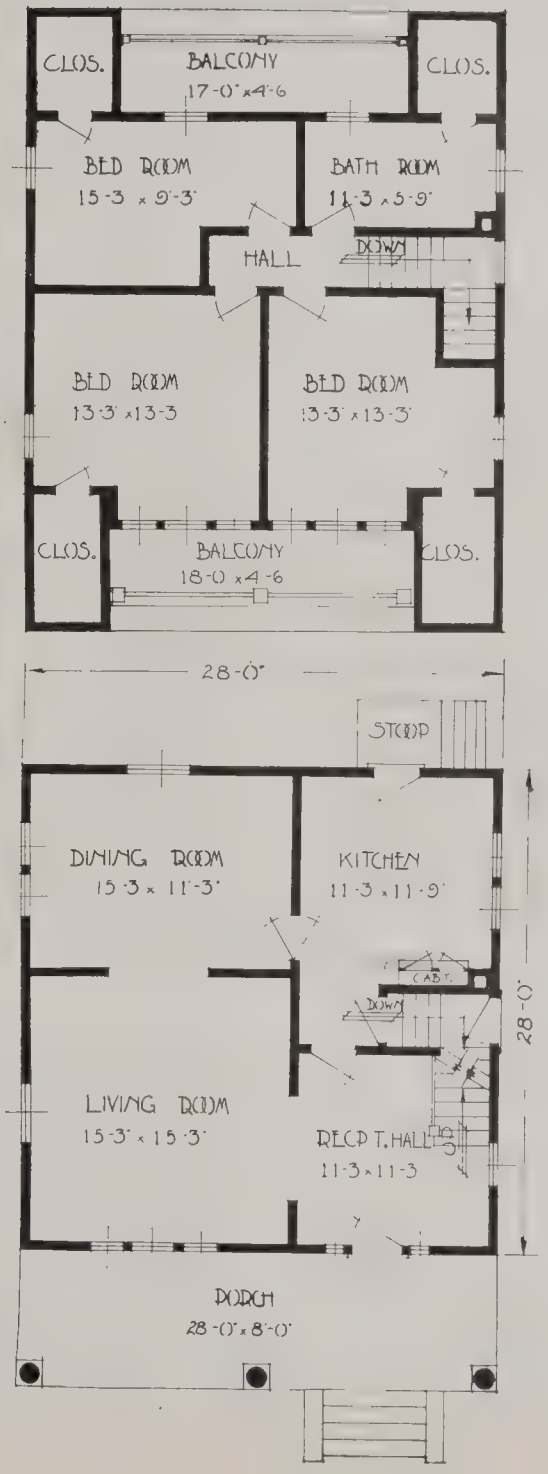
Love is the great heart opener, the great mind opener and developer. It enriches the life and lightens the heaviest burdens. It sweetens the hardest labor and makes self-sacrifice a joy. In beautiful new homes like The Emerson there are no enemies of love—if the lesson has been learned that companionship is the price of peace.



JEROME

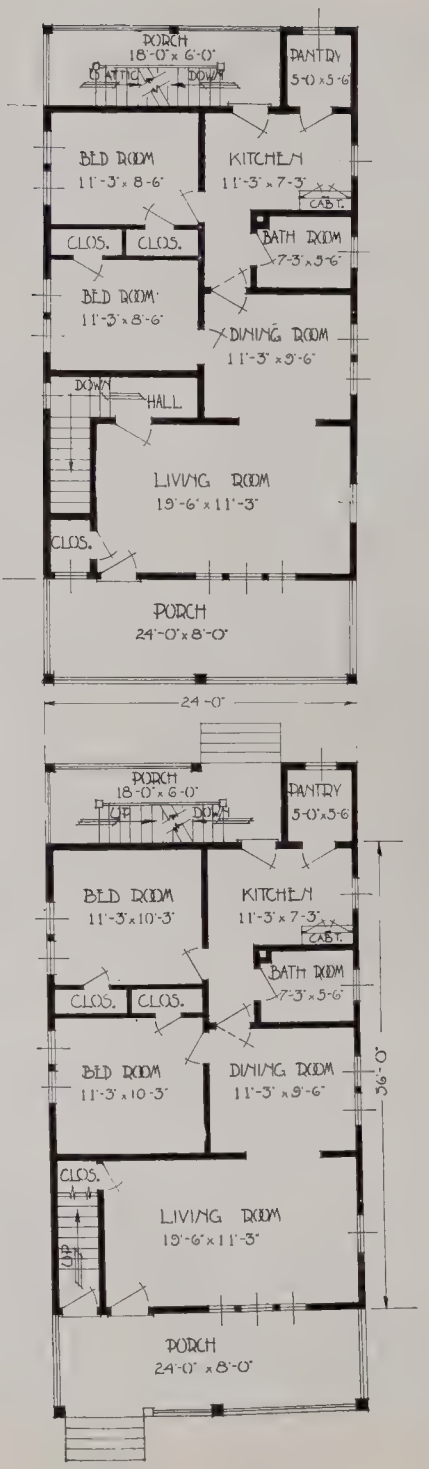
The JEROME—(Size 28x32′ Ceiling Height 9′ and 8′ 6″)

The unprecedented progress of the American people can be attributed more than anything else to the freedom which American women enjoy in the home. When a woman of culture selects a home like The Jerome for her kingdom in which to practice the principles of freedom and co-operation, a new star is manifest in the firmament of civilization.



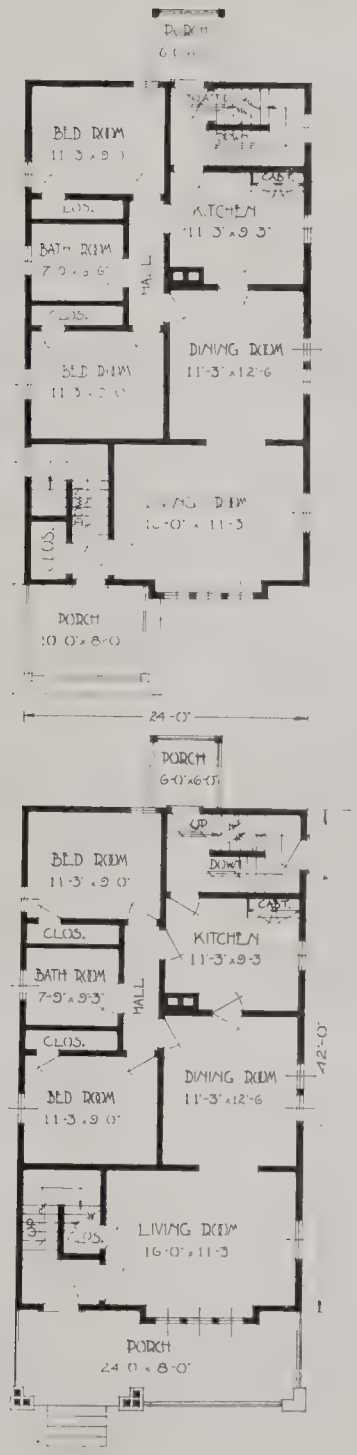
The MANSFIELD — (Size 28x28′ Ceiling Height 9′ and 8′)

Nothing beautiful or sweet in nature grows in the darkness. Light and sunshine are the superior forces which draw out the qualities that soothe and satisfy the human senses. No work of the Creator is so sensitive to environment as woman, nor so susceptible to culture in the sunshine of love and kindness, nor can yield such an abundance of sublime joy to the gardener of love.



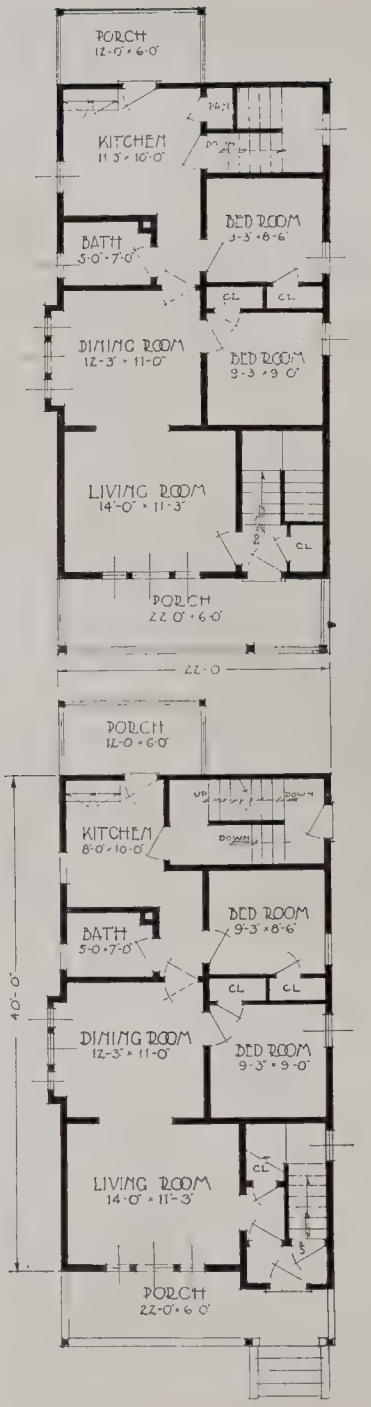
The OLYMPIA—(Size 24x42′ Ceiling Height 9′ and 9′)

The home that nearest approaches in comforts and conveniences the private residence is the modern two-family, such as The Olympia. While the occupants of such dwellings are denied certain private privileges to be found in the individual home, yet there are many practical and desirable features for those who figure them out from a monetary standpoint.



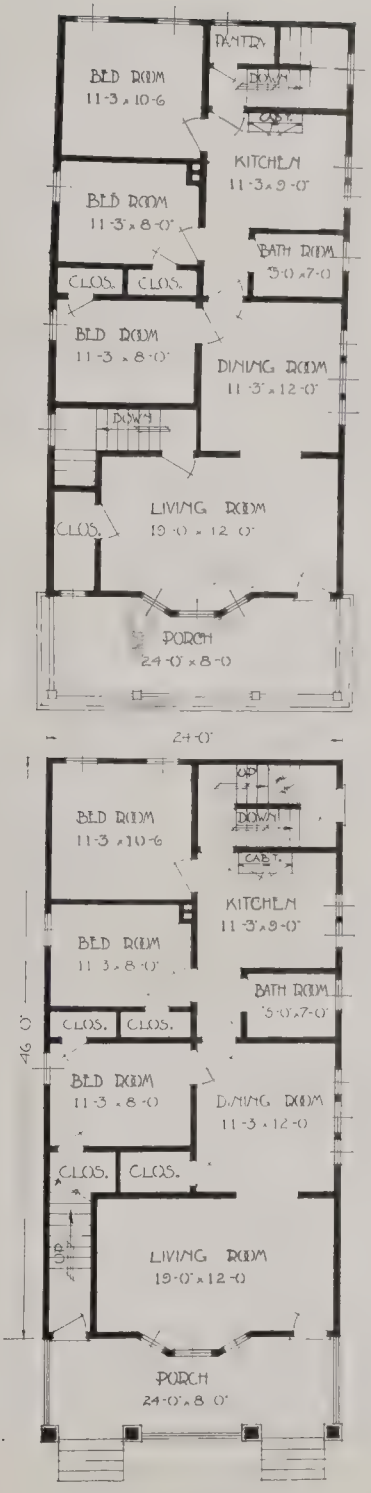
The PALMER (Size 24x42′ Ceiling Height 9′ and 9′)

The Palmer appeals to the builder who purposes to practice the same principles of economy in home construction as in business building. From a business standpoint a two-family house helps to reduce the expenses of living and thereby lessens the nervous tension. This in turn opens the mind for a freer inflow of social pleasure and amusements of a beneficial nature.



The STANLEY—(Size 22x40′ Ceiling Height 9′ and 9′)

Two-family houses are most desirable for adults who seek the constant companionship of companionable people; and for such, The Stanley stands for all that could be sought in staunch construction and practical comforts. It is a departure from the usual two-family type, and many will appreciate the home-like appearance added by the single entrance.

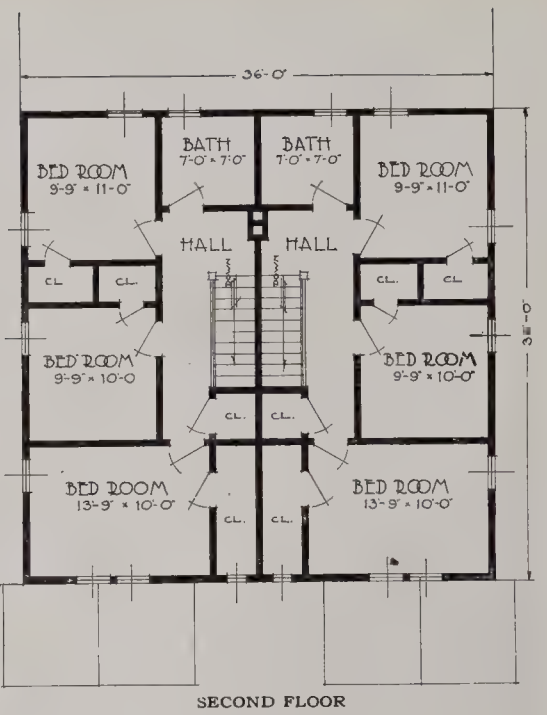


The STRATHMORE—(Size 24x46′ Ceiling Height 9′ and 9′)

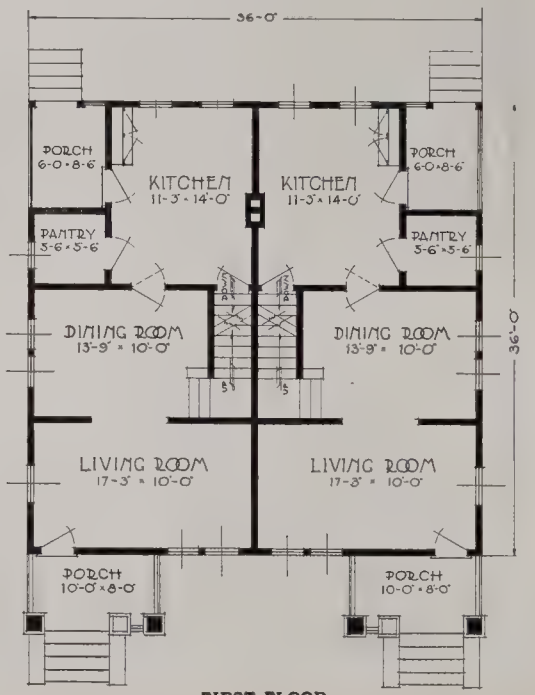
For those who build homes, either for sale or for rent, the two-family of The Strathmore style will prove to be a most profitable investment. Few investments pay larger or more regular dividends, and the security is easily converted into cash if conditions demand. Economy in construction is the most notable feature of this practical design.

The DUMONT—(Size 36x36′ Ceiling Height 9′ and 8′ 6″)

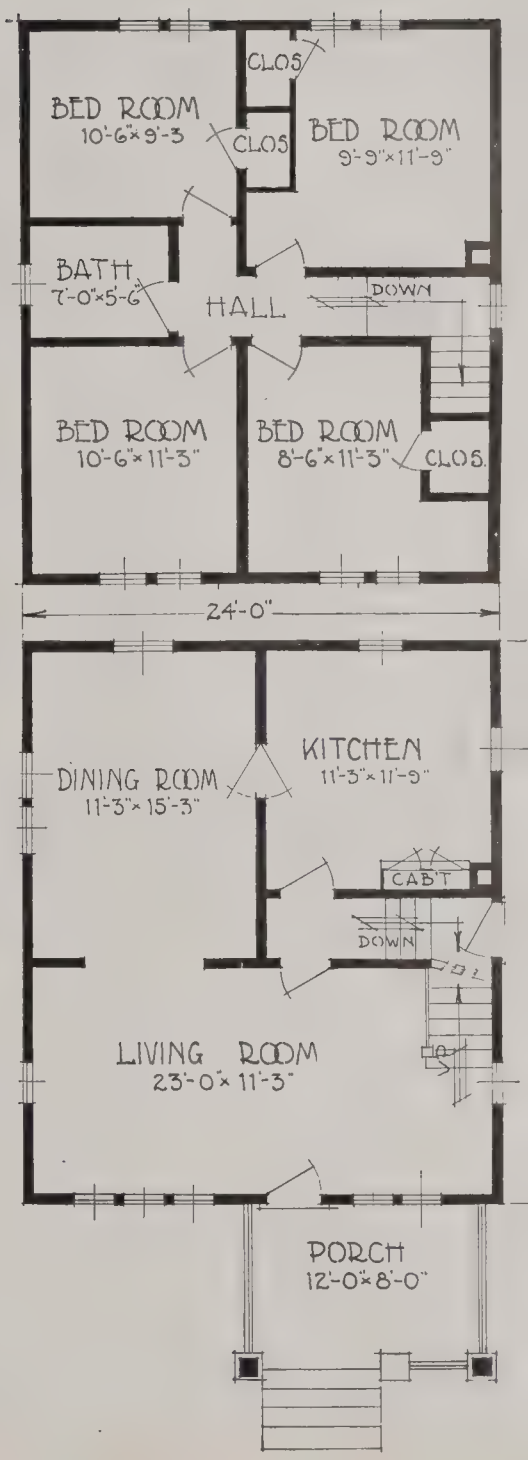
The Dumont is a masterpiece in a double house, and will make homes of exceptional advantages and refinements for those whose experience and education have taught them the value of good fellowship and neighborly kindness. Learning to co-operate with fellow creatures is the secret of overcoming selfishness and all of its poisoning effects on the human consciousness.



SECOND FLOOR

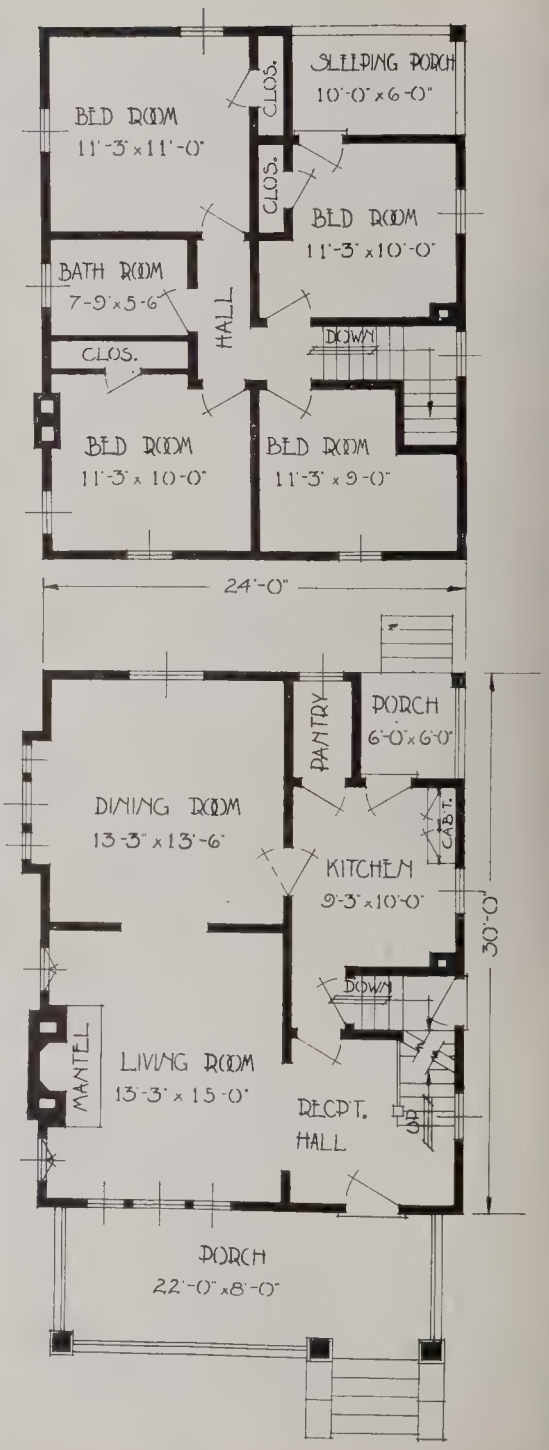


FIRST FLOOR



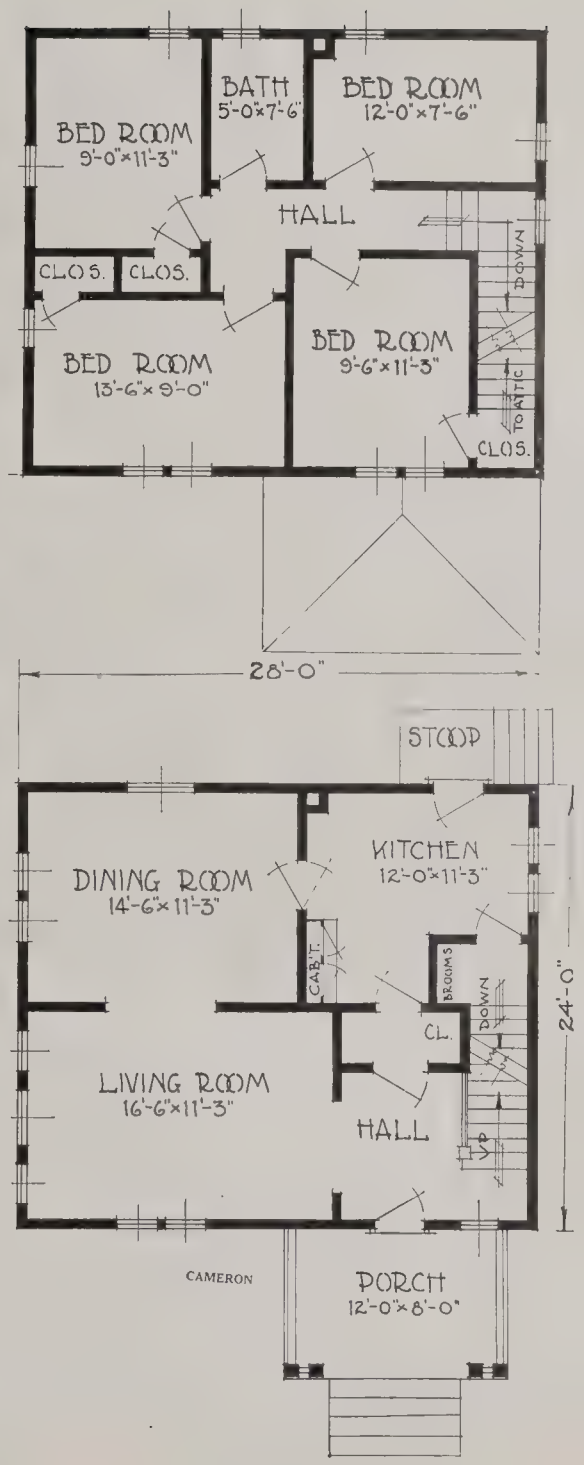
The ELKHART—(Size 24x28′ Ceiling Height 9′ and 8′)

A child seldom becomes a burden on society whose home life has been one of happiness and contentment. The home is the localized center from which initial impulses for good or evil go out. The parents who select The Elkhart as a home in which to follow the dictates of their hearts may well pay the debt to humanity which all sane citizens owe.



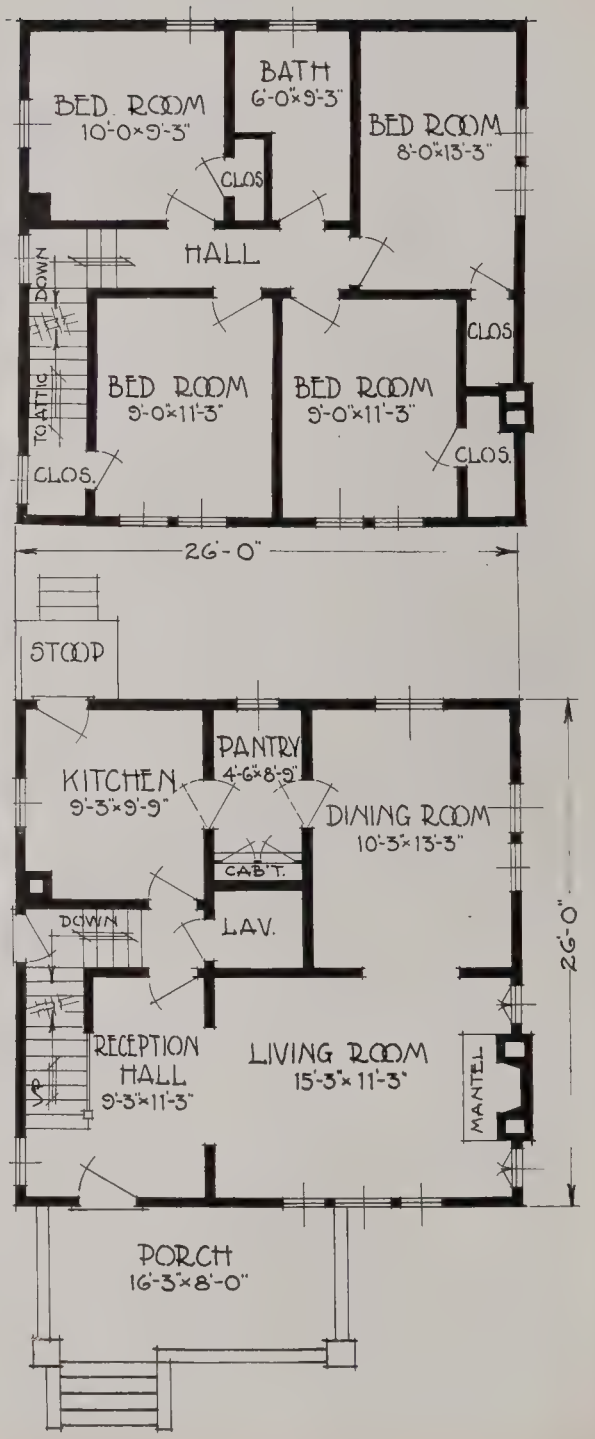
The ELSWORTH (Size 24x30′ Ceiling Height 9′ and 8′)

Man loves those things which make him happy, which bring joy and sunshine into his life, and naturally he evades those things which cause him to become disheartened and discouraged. When one puts all of his earnings in a new home like the Elsworth and gives weeks of thought to every detail of arrangement, he finds a world of comfort and joy in its possession after completion.



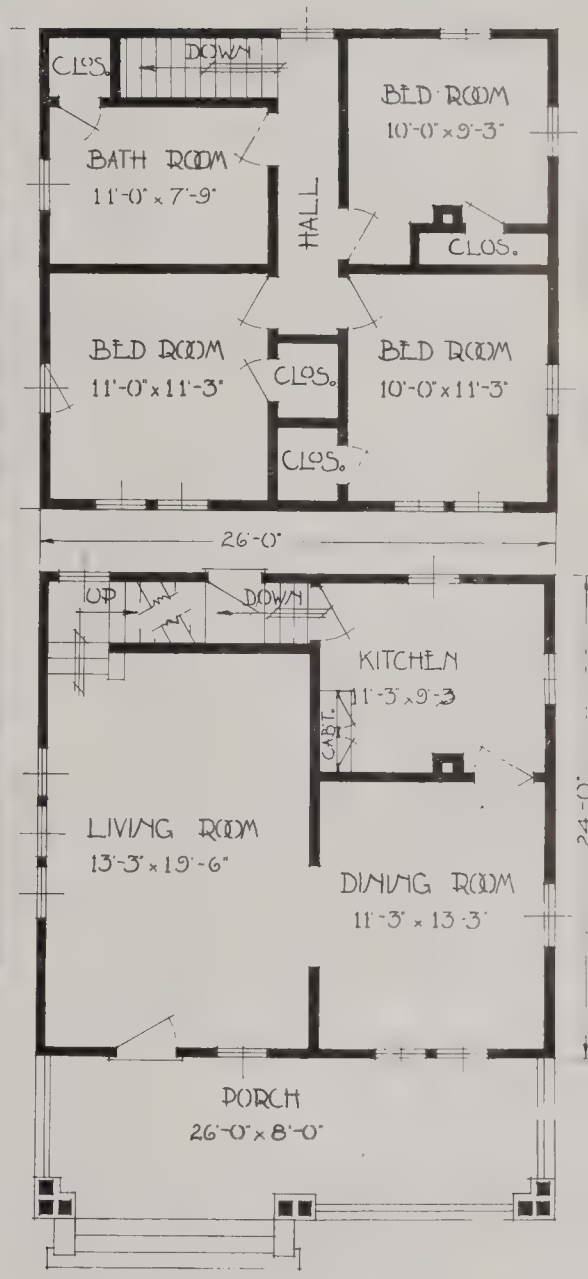
The CAMERON — (Size 28x24′ Ceiling Height 9′ and 8′)

Everything in life suggests either growth or decay—nothing remains the same. The man who is not planning and saving to build a home eventually, is allowing his will power to weaken and is going backward whether he is conscious of it or not. The homelike air of The Cameron will cause many to renew their energies and strive harder to realize their ambition for a home.



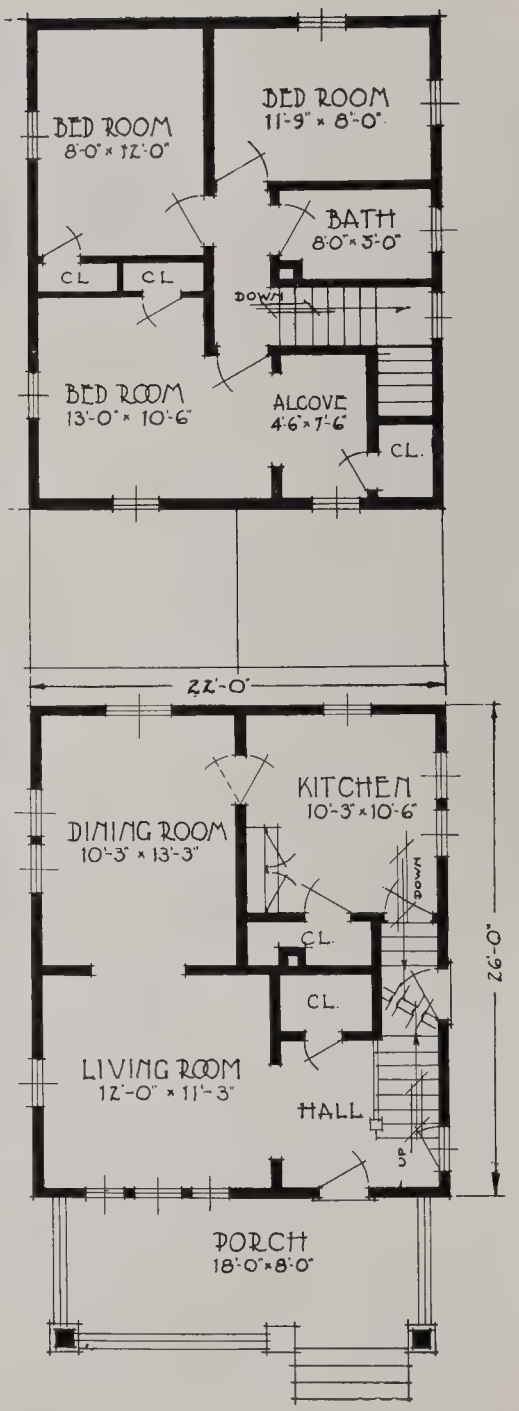
The BROOKLINE—(Size 26x26′ Ceiling Height 9′ and 8′)

Yearly scientists are learning more and more about the value of light in its relation to life, and yearly the city building departments are wisely watching the scientific discoveries in this connection, and are embodying in the building codes specific demands for more light in the homes. Like most other designs here shown, The Brookline will meet the view of the most exacting in this particular.



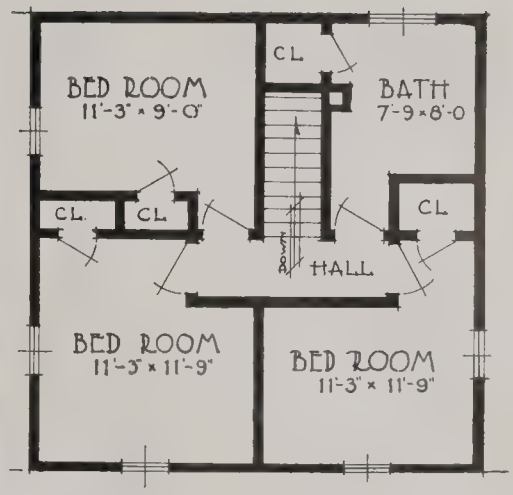
The STANDISH—(Size 26x24′ Ceiling Height 9′ and 8′)

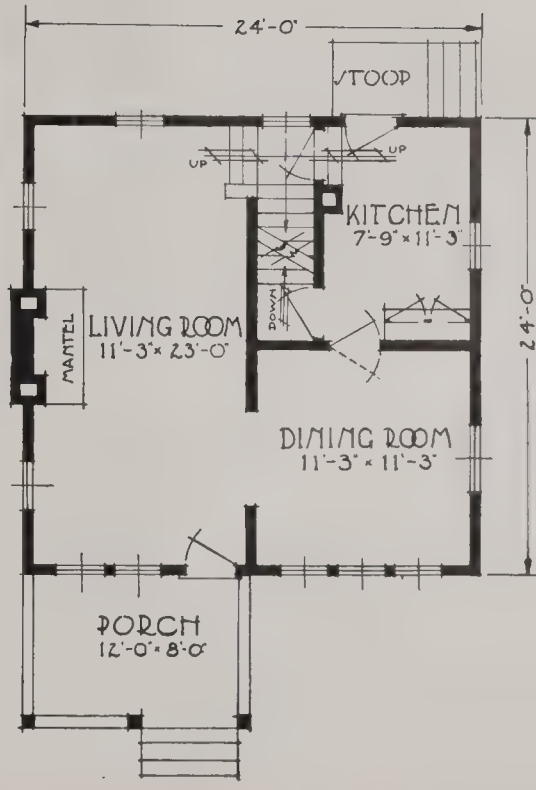
Every movement for human betterment first finds expression in the heart of the home. There is something in the inner being of men and women which prompts them to lend a hand to the helpless and give a word of cheer to the cheerless. Those who make The Standish their home will daily be prompted to radiate the sunshine its comforts bring.



The HERNDON—(Size 22x26′ Ceiling Height 9′ and 8′)

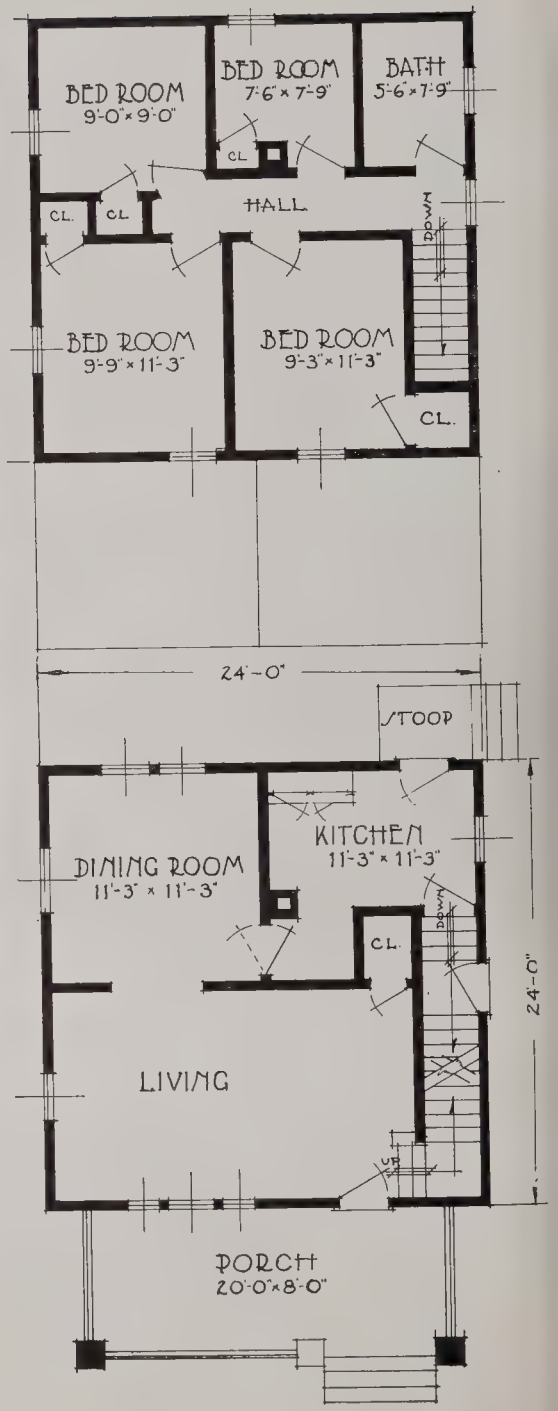
If all women knew how much easier it is for a man to be contented in a home he has helped to build and learned to love, countless numbers would lose no time in learning the cost and terms of payment on artistic homes of The Herndon type. Such homes are inexpensive to build, yet they hold a world of joy for earnest homeseekers.





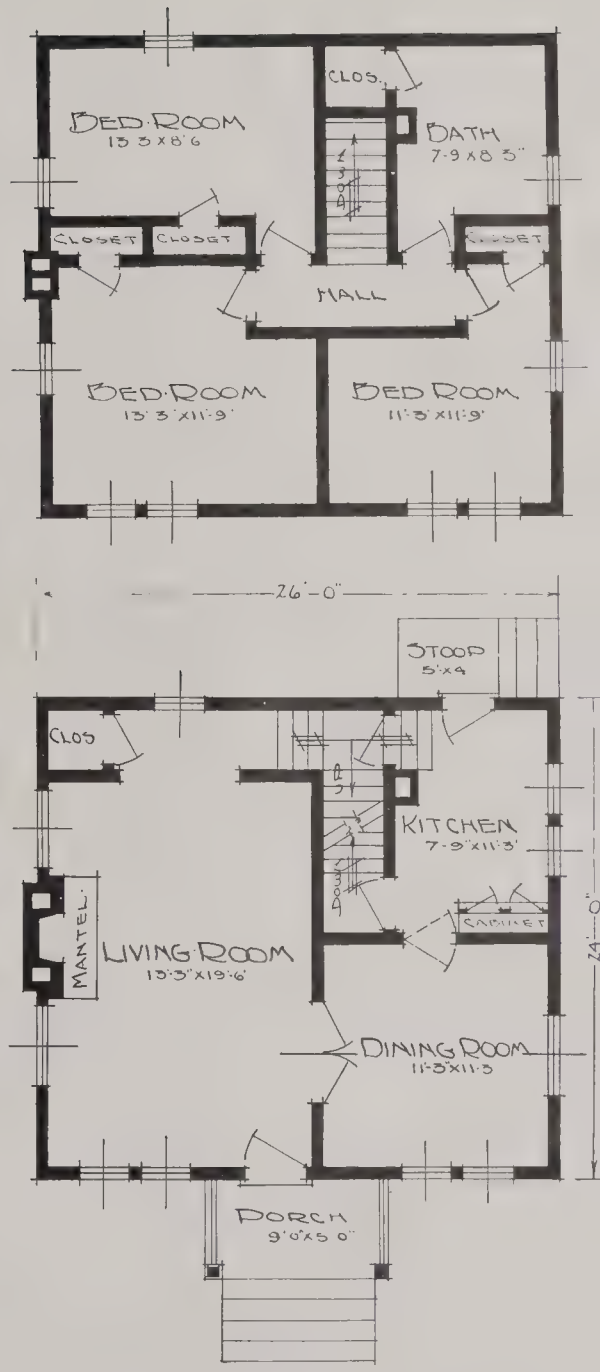
The RALEIGH—(Size 24x24′ Ceiling Height 9′ and 8′)

Homes are not constructed alone of brick and stone and wood. These are merely the materials out of which the walls are fashioned. Artistic structures like The Raleigh are simply inviting, comfortable places where ambitious hearts can quietly and undisturbed build homes of culture, refinement and love which neither climate nor man can mar.



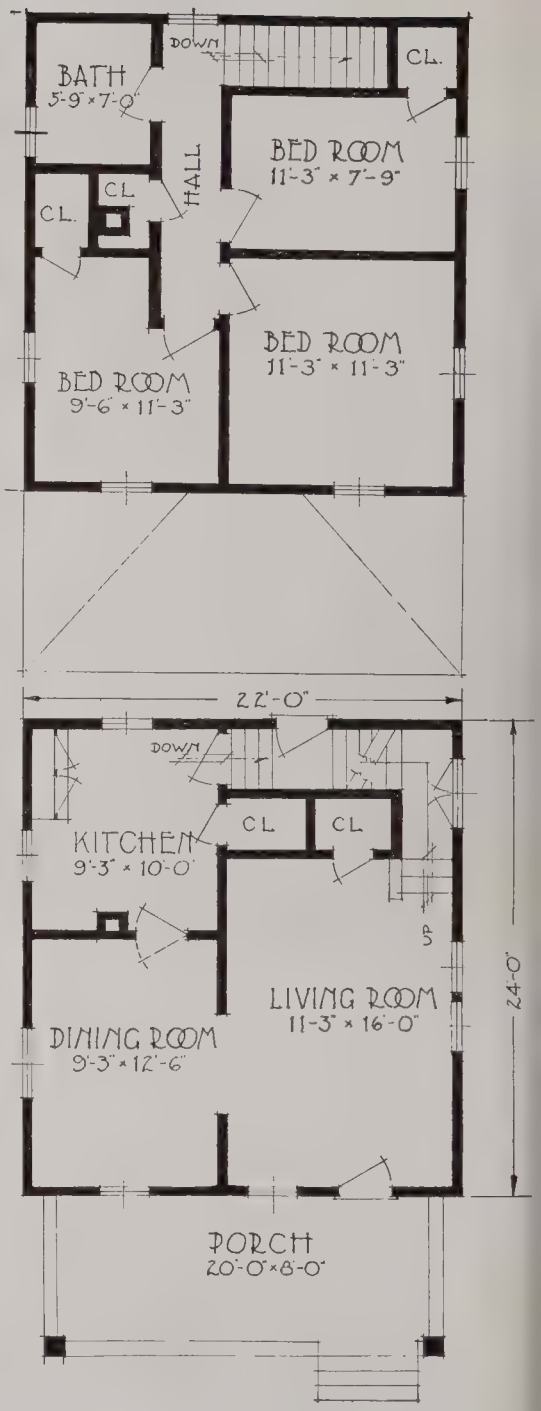
The LA FAYETTE—(Size 24x24′ Ceiling Height 9′ and 8′)

Selfishness seldom strangles the man whose pride and ambition lead him to build a home of The Lafayette design. Pride in one's home is the fire that kindles power for success, and ambition is the invisible voice that ever calls man success-ward. It is home and its accompanying sentiments that develop character of sterling quality.



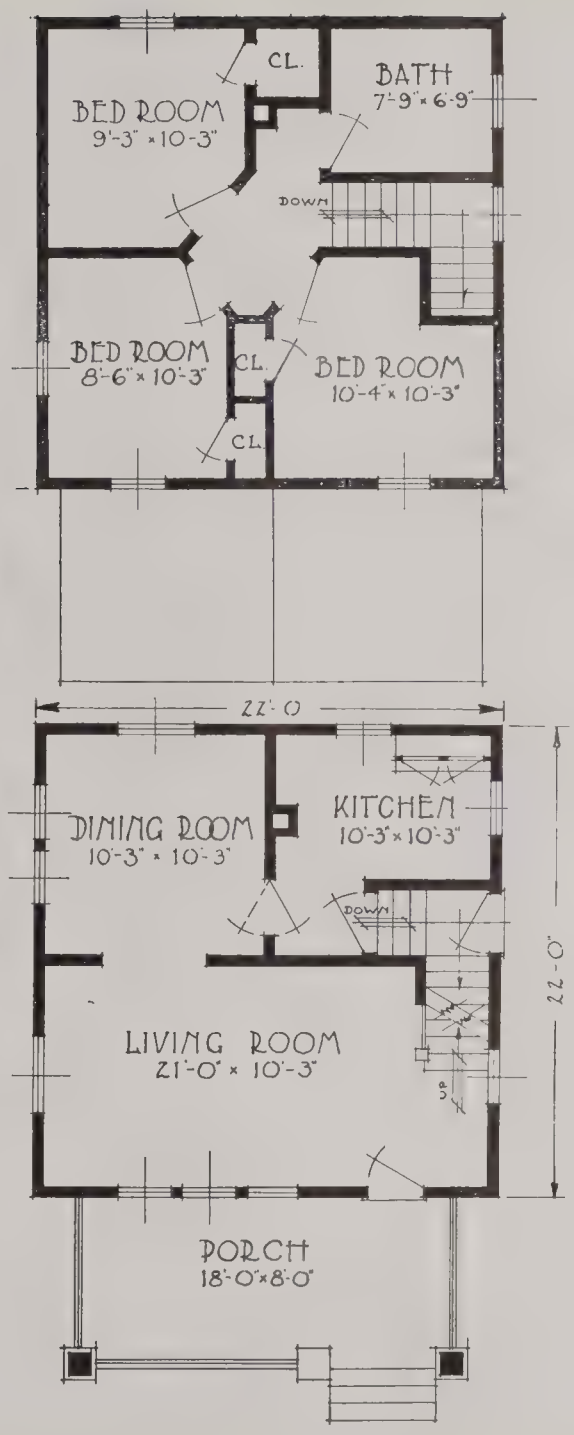
The THURSTON—(Size 24x26′ Ceiling Height 9′ and 8′)

When one wishes to build a home, there are three points to be considered: first, the size of his pocketbook; second, his family and their requirements; and third, the type of house out of which he can realize the greatest profits if it becomes necessary to dispose of it. The Thurston is not only a practical house for a home, but is always the salable type.



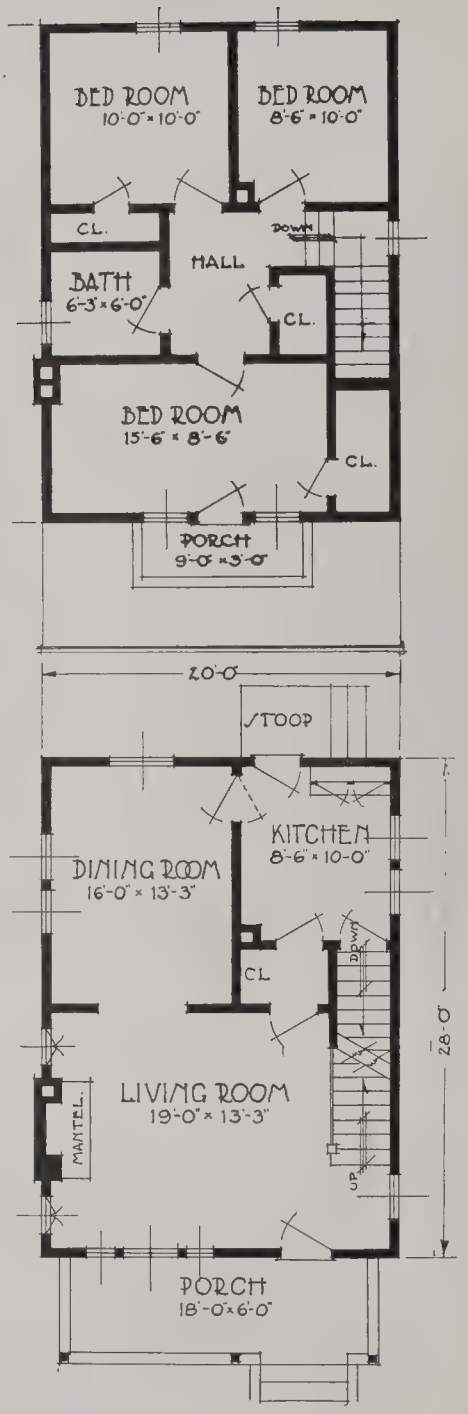
The ASHLAND—(Size 22x24' Ceiling Height 9' and 8')

Humanity's earnest call is for kindness and good cheer. Those best fitted to do their bit toward human betterment are those who practice in their homes the principles which they endeavor to demonstrate abroad. Living up to one's moral standards is not a great task if the surroundings are satisfying and the arrangement of the home is as convenient as in The Ashland.



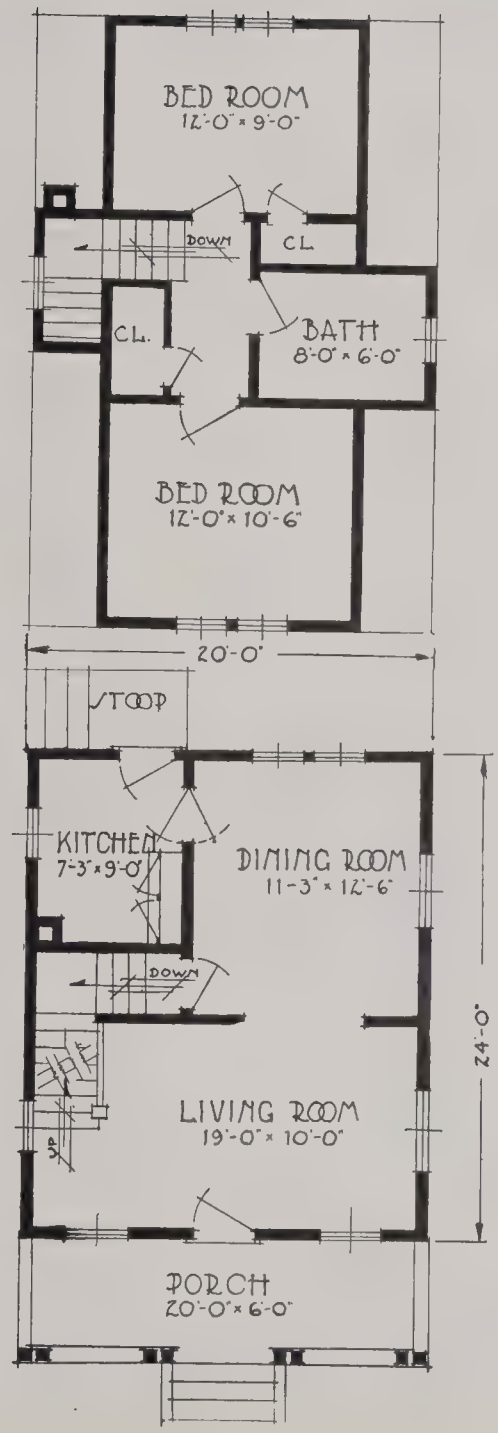
The FERNWOOD—(Size 22x22′ Ceiling Height 9′ and 8′)

Woman is by nature more economical than man, and her better judgment always proffers a protest against avoidable avenues of waste. To her rent receipts are constant reminders of funds foolishly spent, and constantly she sees a vision of a home, perhaps of The Fernwood style, which the rent money would shortly purchase.



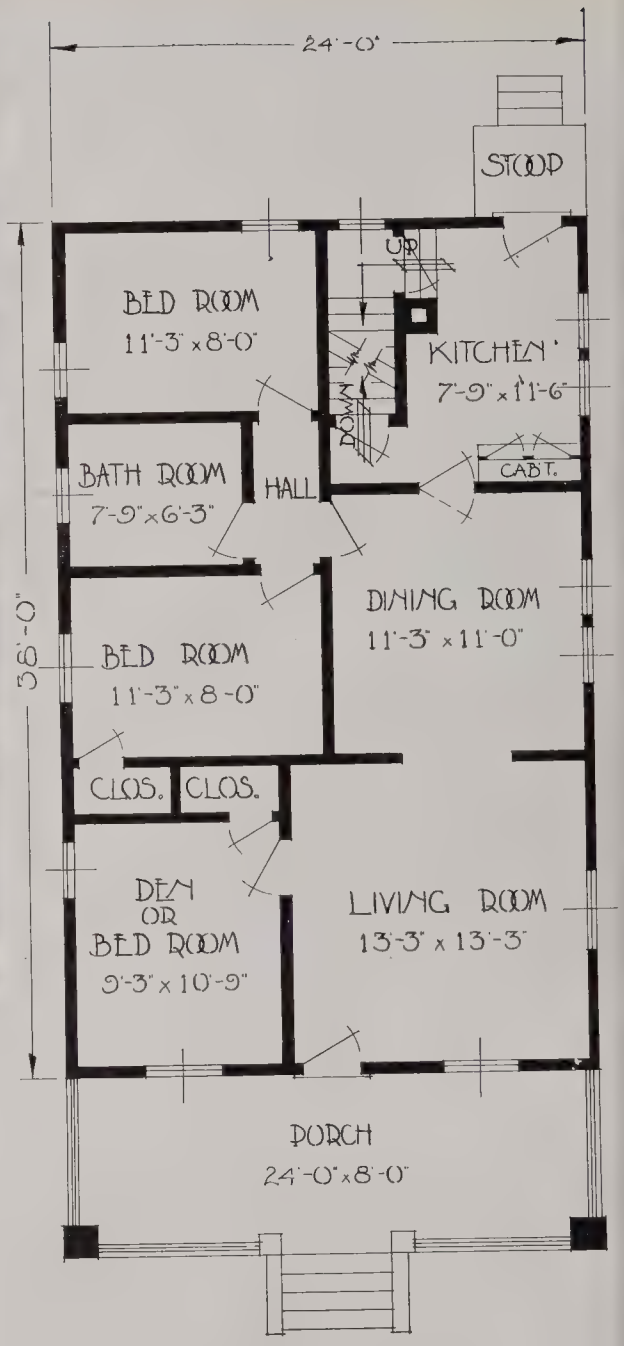
The MAYFIELD—(Size 20x28′ Ceiling Height 9′ and 8′)

It is not a question for a man to decide which he prefers to own five years later—a bundle of rent receipts or a substantial home like The Mayfield. The point to be decided is: where he wishes to build and what style of home. Any man can purchase a home on easy terms, who has the desire and determination to do so.



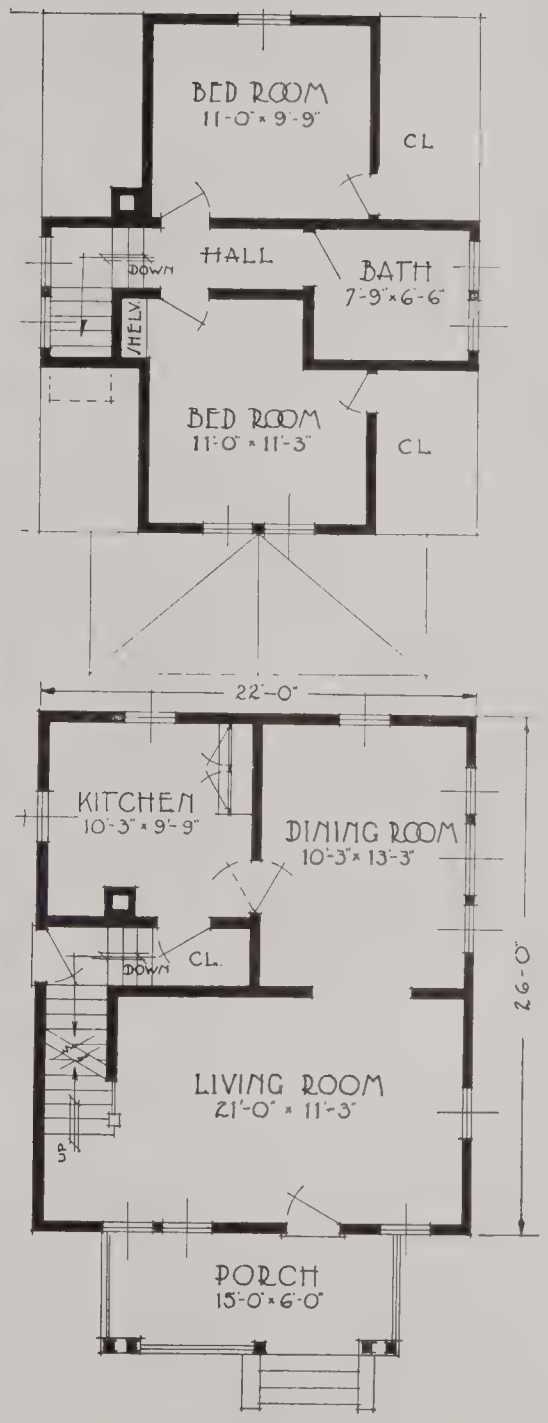
The HAZELWOOD—(Size 20x24′ Ceiling Height 8′ 6″ and 8′)

It is just as essential for a man to build a practical, convenient home like The Hazelwood for the welfare and good health of his wife as it is to invest his money sanely and sensibly in any other way. On the comforts and conveniences of the home depend the health and good cheer of the wife, and on the wife depends the happiness of the whole family.



The CHARLOTTE—(Size 24x38′ Ceiling Height 9′)

The education that counts in courts of competition is the education that elevates and ennobles. The race for supremacy in the sensible pursuit of sane business is not won by the fleet-footed but by the strong. In private homes like The Charlotte there is a chance for children to absorb the essentials of a sound, unselfish education.



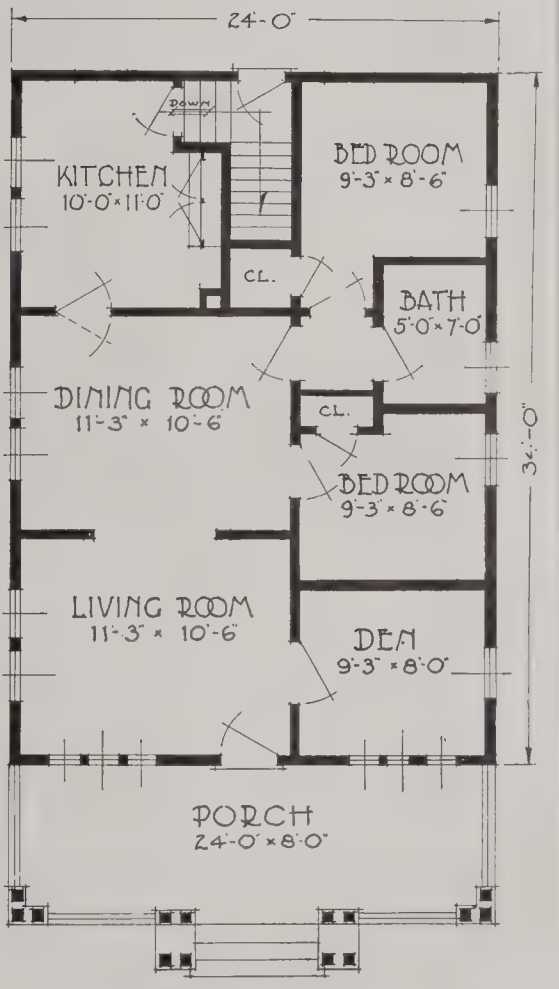
The ROSELAWN—(Size 22x26′ Ceiling Height 9′ and 8′)

Life is a glory instead of a grind to those who are monthly placing their earnings on a new home of their own, and their spare time in beautifying the lawn and garden. There is a peace which comes with the possession of homes like The Roselawn which cannot be gained, even in a house of granite owned by a landlord.

The WILLARD—(Size 22x36′ Ceiling Height 9′ and 8′)

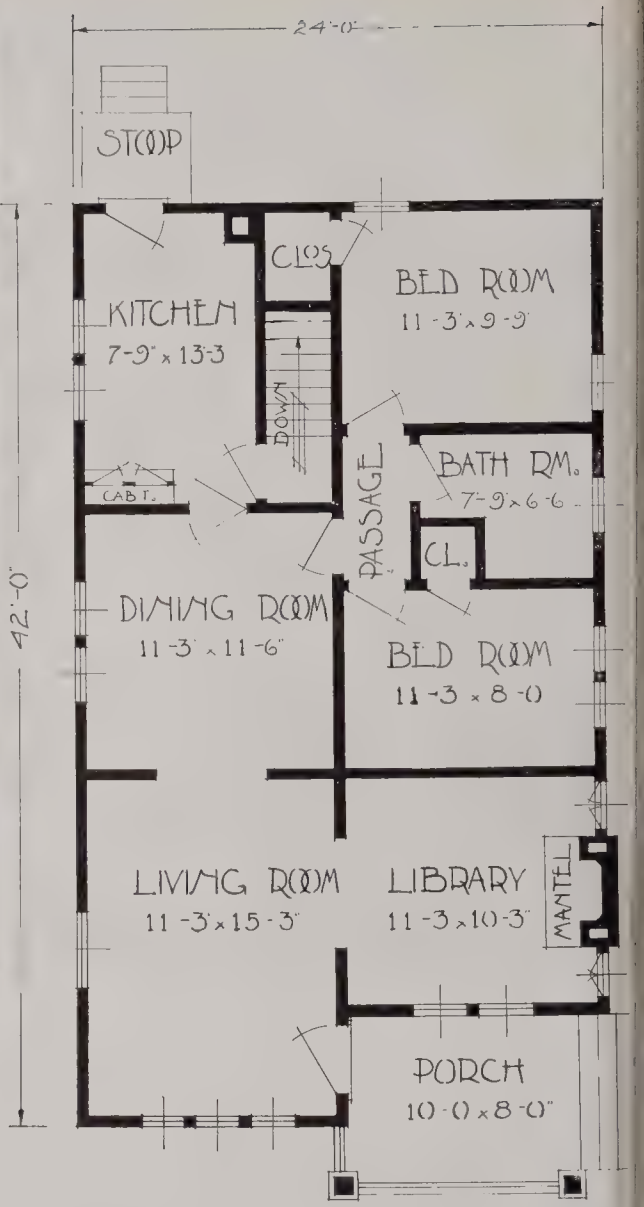
The happiest homes, like the happiest marriages, are those in which the woman takes the most active part, and uses her secret power to guide for permanent good. Any woman who is mated to the man of her choice, and is permitted to enjoy her freedom in a home like The Willard, can surely make it a paradise for worldly peace.

> To build a house larger than is needed is a waste of money; and to care for it is a constant waste of toil and time.



The IRVING—(Size 24x34′ Ceiling Height 9′)

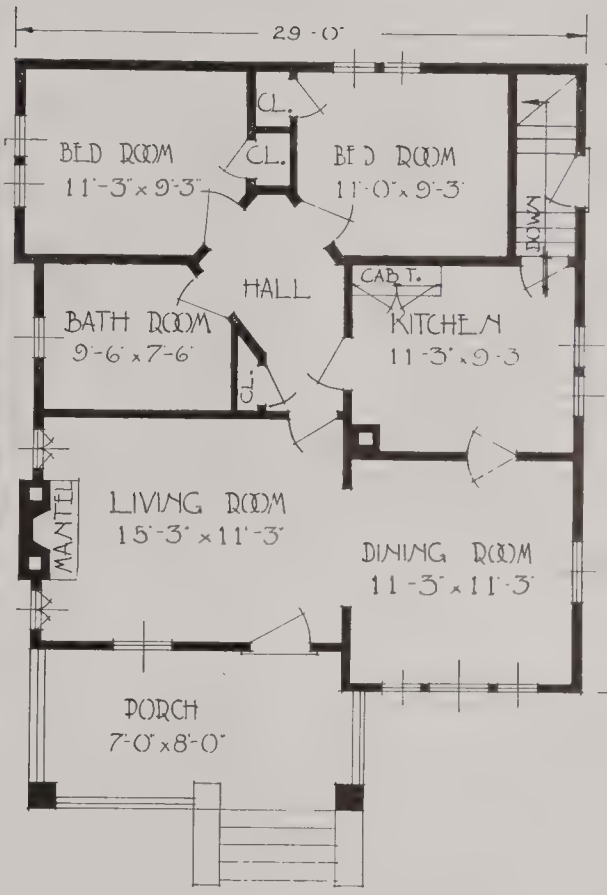
When a normal woman comes to herself at the age of twenty, twenty-two or twenty-four, according to her physical and mental growth, she realizes that her highest ambition is for a home of her own, affection and children, but her happiness is never complete until the love and home she wins is hers by all equitable and legal rights.



The AUDELL—(Size 24x42′ Ceiling Height 9′)

As the human mind unfolds new possibilities are seen and new strength is developed for greater tasks. Those who see in The Audell a home of exceptional advantages, comforts and conveniences, and firmly fix their hearts on its possession, can surely develop the strength to enable them shortly to materialize what ambition has kept constantly pictured before them.

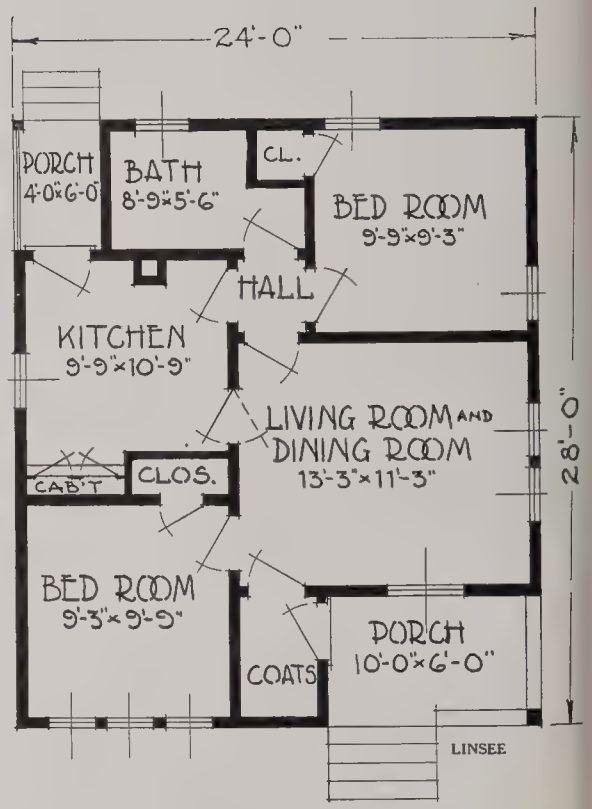
It cannot be estimated what civilization owes to pure-minded mothers and women of high ideals.



The CHESTER—(Size 29x32′ Ceiling Height 9′)

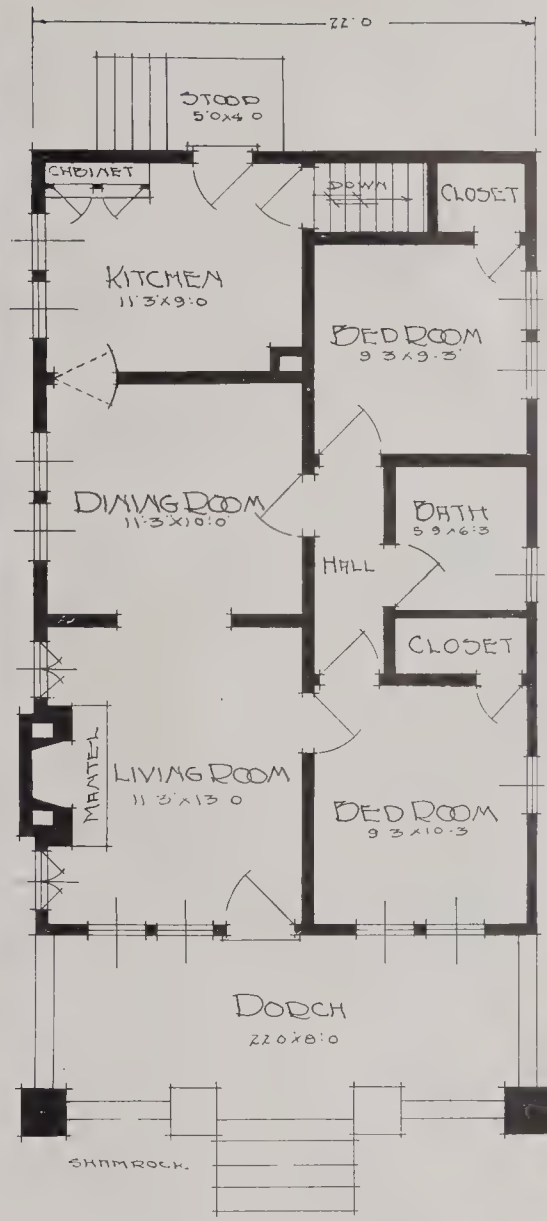
The hearth that glows with good fellowship warms chilly hearts and drives out the dampness of discord and disappointments. Such hearths are guarded hourly by women who worship sacred home ideals, and who turn a deaf ear to the voice of gossip. The Chester will make an ideal home for those who yearn for a better environment in which to demonstrate the power of right thought.

> The woman who is fair to herself usually stays fair in the eyes of her husband.



The LINSEE—(Size 24x28′ Ceiling Height 9′)

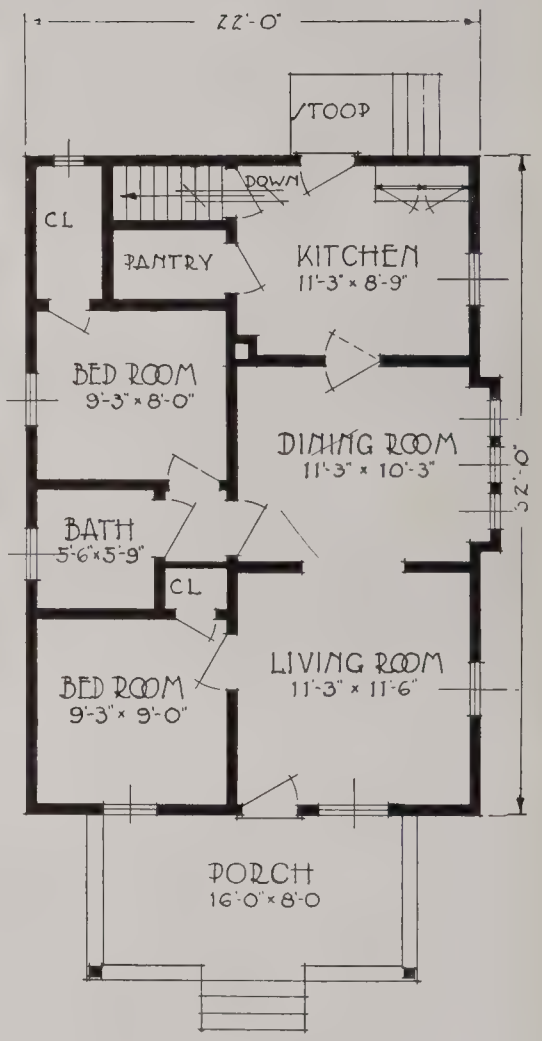
Unnecessary work is always unfair work. It is unfair for the housewife to be forced to take hundreds of unnecessary steps in the daily routine of housekeeping, because she was not considered in the planning of the home. In drawing the floor plan for The Linsee, the draftsman considered first **ease and economy for the wife who does her own work.**



The SHAMROCK—(Size 22x34′, Ceiling Height 9′)

Keeping young is simply a question of keeping joy and sunshine in the heart. Age cannot furrow the heart which is daily, monthly and yearly bathed in the sunshine of conjugal peace. The sun never ceases to shine for those who constantly cultivate the spirit of calmness, kindness, courtesy, and cheerfulness in homes like The Shamrock.

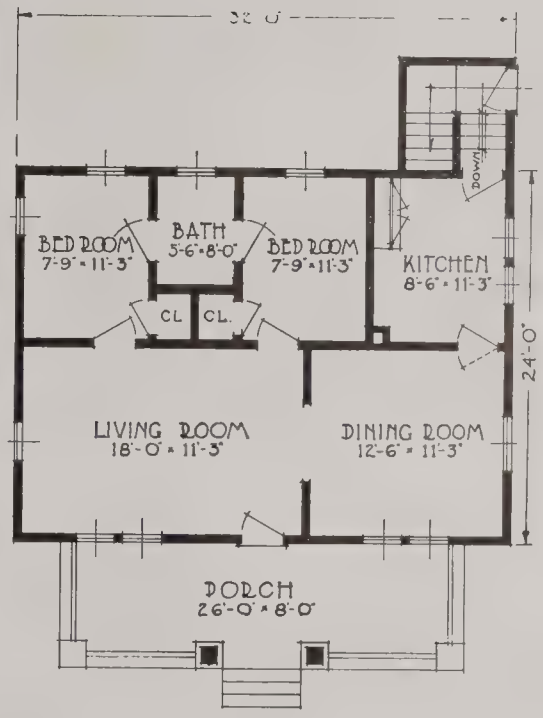
"The greatest asset a man can have is a family and a home of his own."



The BURNETTE—(Size 22x32′ Ceiling Height 9′)

Crowded tenements and apartment houses are the hotbeds of jealousy, disease and discord. It is hard for the heart to find room for expression when the mind is full of the cobwebs of gossip. Those who are earnestly seeking a purer atmosphere, where their children can be brought up in a better environment, will find The Burnette an ideal house for a home.

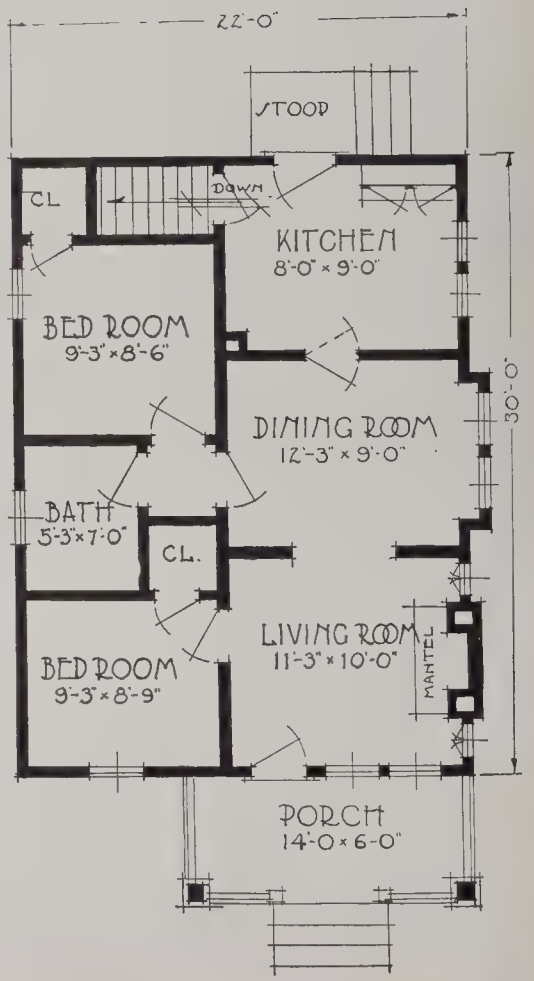
The "guess and cut" way of constructing homes is fast giving way to more modern methods.



The STANTON—(Size 32x24′ Ceiling Height 9′)

Sunshine is to the physical body what joy is to the heart. Those frail of body should seek the sun porches of homes of The Stanton plan, and those frail of heart can find inimitable balm in the building and making complete a new home and a new environment. Health and home joy come to those who prepare expectantly for their reception.

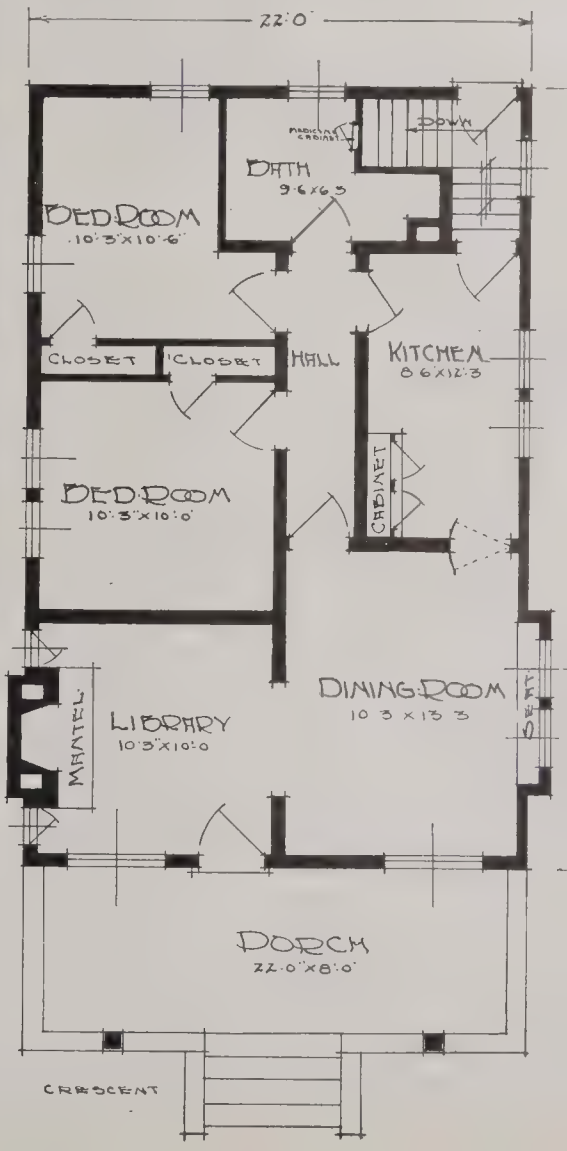
The nickels and dimes that go down in drink and up in smoke could easily solve the housing problem.



The CLIFTON—(Size 22x30′ Ceiling Height 9′)

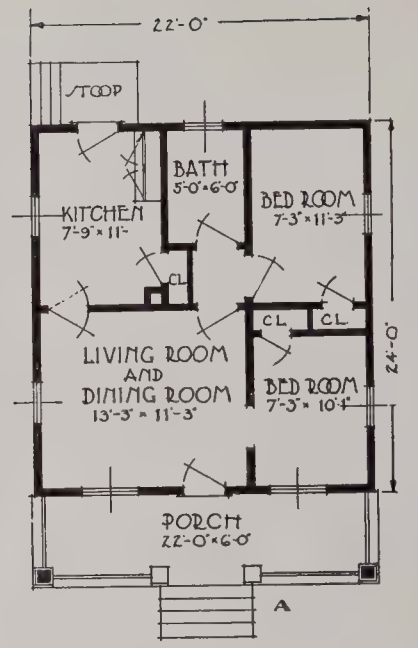
One of the greatest possible assets a man can plan and develop for the future safety of his wife and children is a home. If all men had the backbone and stamina to build for their family substantial homes similar to The Clifton, charitable institutions and orphan asylums would soon go out of business for the lack of inmates.

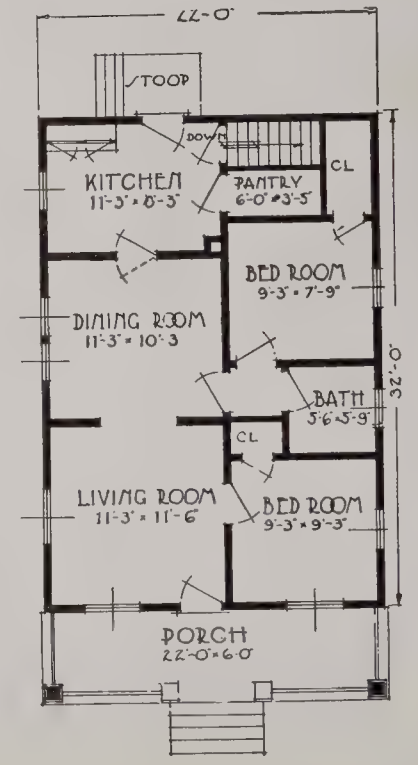
Few individuals who design their own homes know how to arrive at the cost of materials and labor.



The CRESCENT—(Size 22x34′ Ceiling Height 9′)

Practically all renters pay one-fourth of their earnings to landlords. This means that millions are monthly invested in worthless rent receipts. But this does not compare to the vast amount of home joy which the masses are missing. There is an inner joy and satisfaction in owning a convenient home of The Crescent plan which nothing else can give.

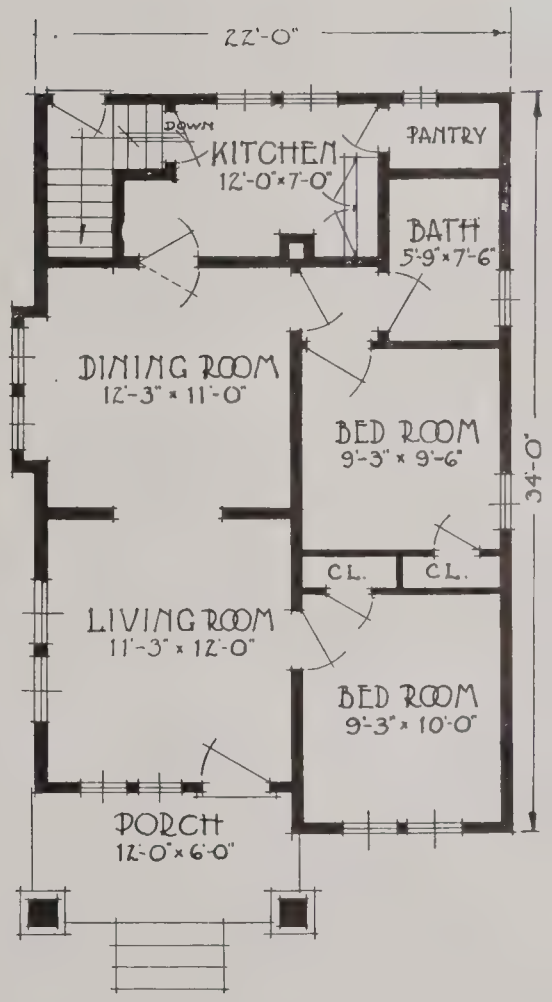




The ELWOOD—(Size A 22x24′ B 22x32′ Ceiling Height 9′)

It is when a man's earnings are paying for a home like The Elwood for himself and family that he is willing to work overtime and on holidays. There is a resolute note in his voice and a pride in his step seldom found in the man whose desire for home ownership has found no chance for expression in a home of his own.

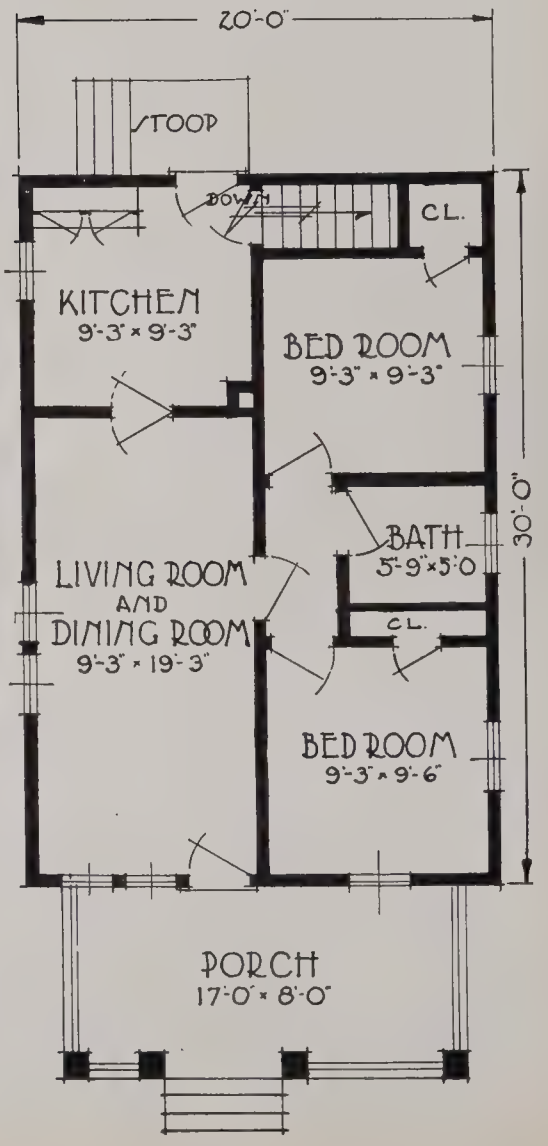
Artistic designs without increase in cost is the work of Master Architects.



The LINWOOD—(Size 22x34′ Ceiling Height 9′)

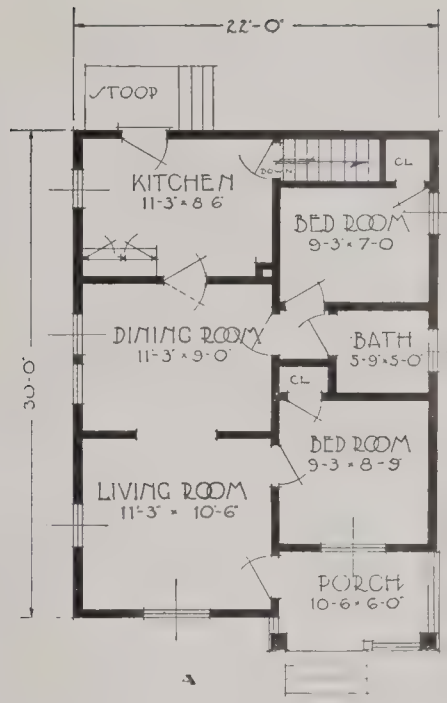
A good woman can make a cozy, comfortable home around any kind of a hearth, if her affections are satisfied. Single handed and alone, she cannot make the home joyful; she needs from her husband the multitudes of little courtesies and expressions of affection to which she is entitled. The Linwood is the style of home many women would delight in making happy.

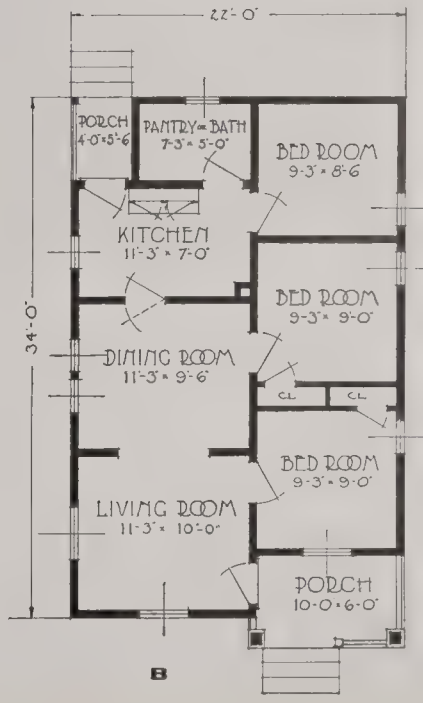
With an accurate material list, no contractor can later bring in a bill for extras.



The DAYTON—(Size 20x30′ Ceiling Height 9′)

The money one pays for rent is lost forever—it never comes back. It is a permanent investment which pays no dividends, and can never be converted into cash or exchanged for anything of value. When one's earnings are monthly invested in a neat home like The Dayton, he is soon enabled to realize his dreams for a home of his own.

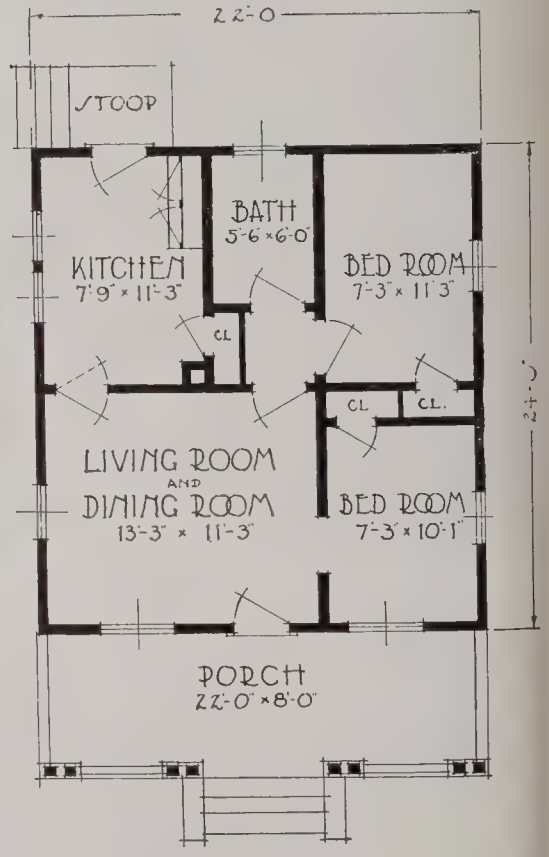




The KLINE—(Size A 22x30′ B 22x34′ Ceiling Height 9′)

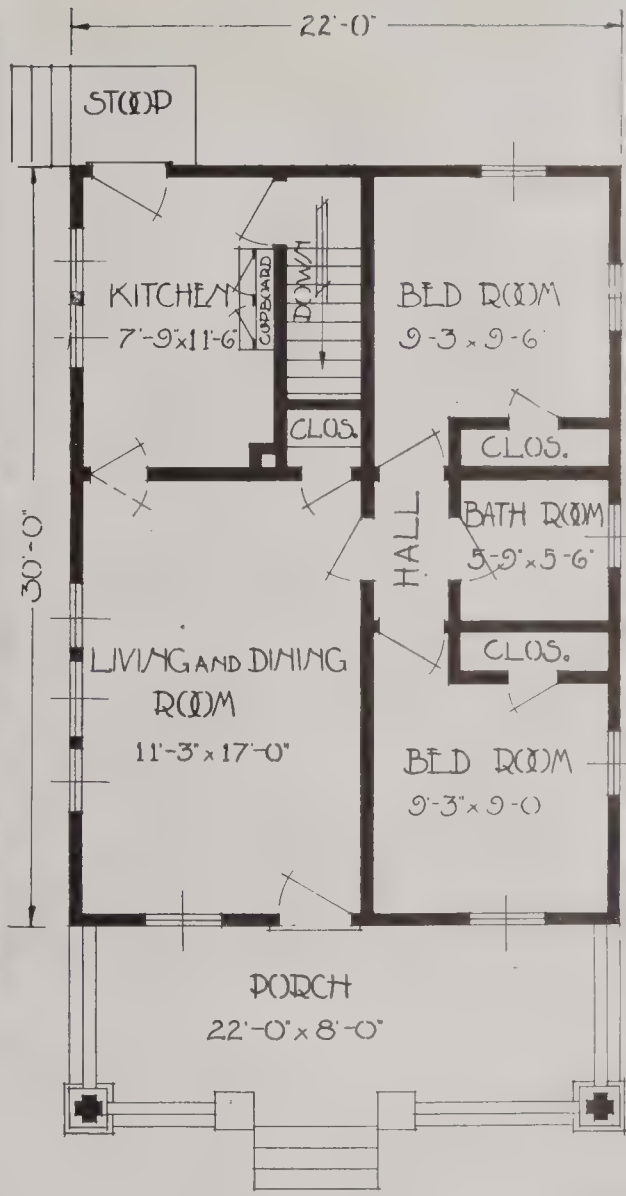
One takes little interest in beautifying a home and garden which belong to another, and which may be sold from under him without notice. There is a feeling of inappreciation and uncertainty which deeply affects his love for home. Those who build The Kline, and know that every improvement added increases its value, will find both their time and money well and joyfully spent.

Much time and worry are saved by purchasing all material for frame dwellings from one concern.



The HOWARD—(Size 22x24' Ceiling Height 9')

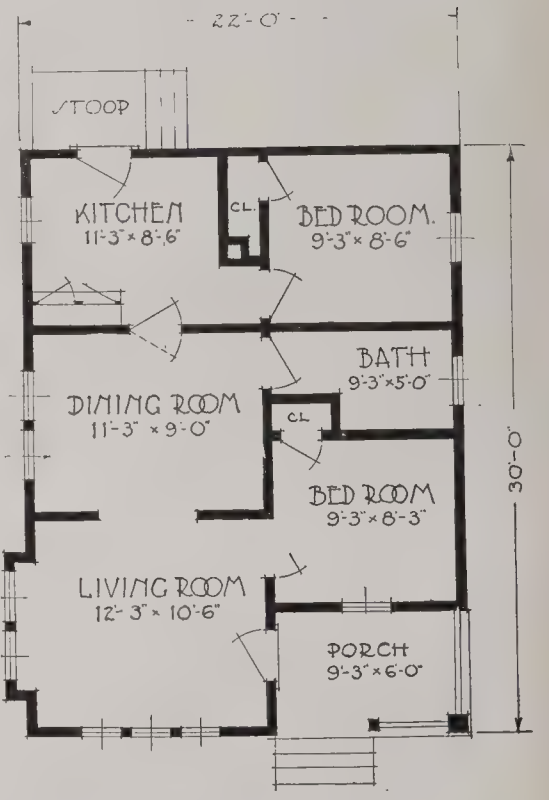
In no other way can a man develop the respect of others for himself and his family as in the building of a home of his own. With home ownership comes fellowship and citizenship. One wins far more confidence by building a neat home on The Howard plan, to meet his requirements, than in burdening himself and his wife with a larger house than is needed.



The LELAND—(Size 22x30′ Ceiling Height 9′)

Hundreds of hearts yearn for a fuller, freer life in a beautiful little bungalow like The Leland. In small, convenient homes life is far longer, because there is little labor and the hearts are lighter. Dodging drudgery in housework is the secret of bright eyes and round cheeks which are frequently found in happy small homes.

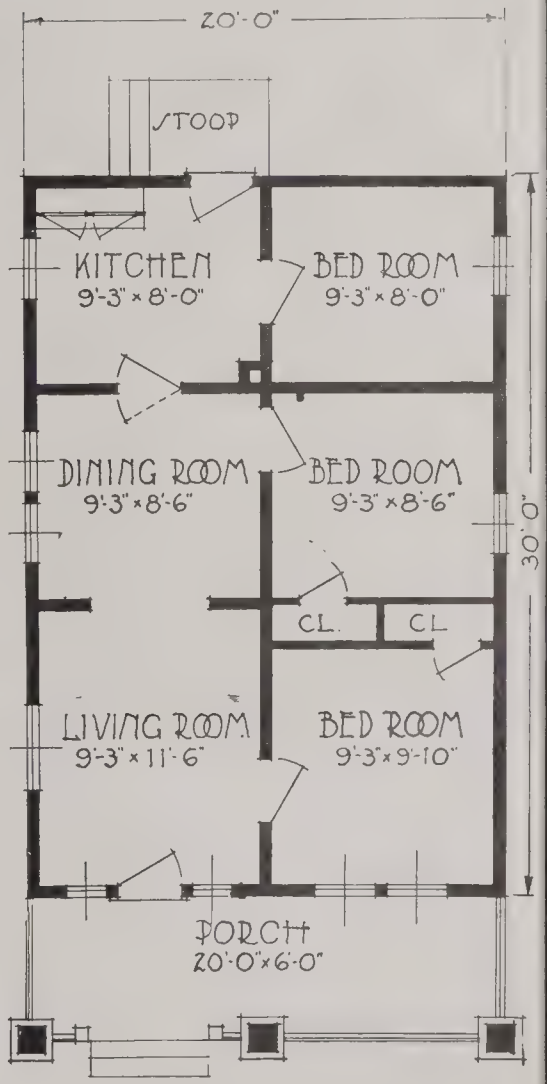
Doctors have but few calls from happy new homes that are provided with an abundance of light.



The BOONE—(Size 22x30′ Ceiling Height 9′)

The home that is comfortable and convenient makes the whole family healthy and happy. Disease disappears from the home where love and laughter are allowed to linger. The Boone is a beautiful house for a family of four, and its conveniences and comforts can be easily appreciated by the practical builder whose experience has taught him the value of economy in construction.

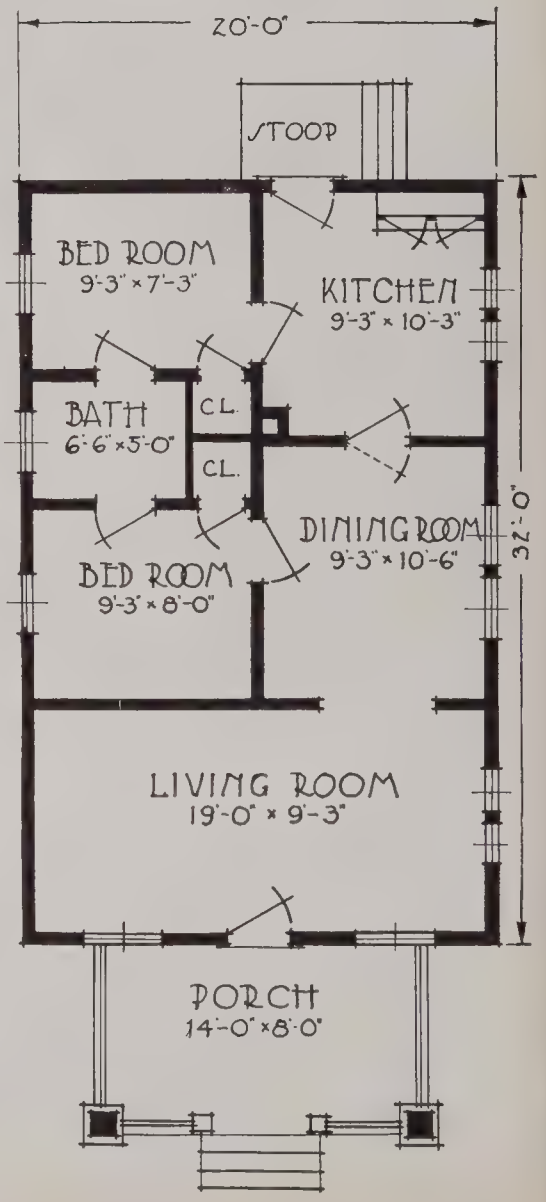
All renters pay for homes, but few ever get title to the property.



The LEONARD—(Size 20x30′ Ceiling Height 9′)

The money paid for rent will shortly pay for the house rented, but it is still the landlord's, and the only thing of value which the renter has to show is a bundle of rent receipts. For those who resolve to spend their money more wisely, The Leonard will make a delightful and comfortable home, and one of which anyone should feel proud.

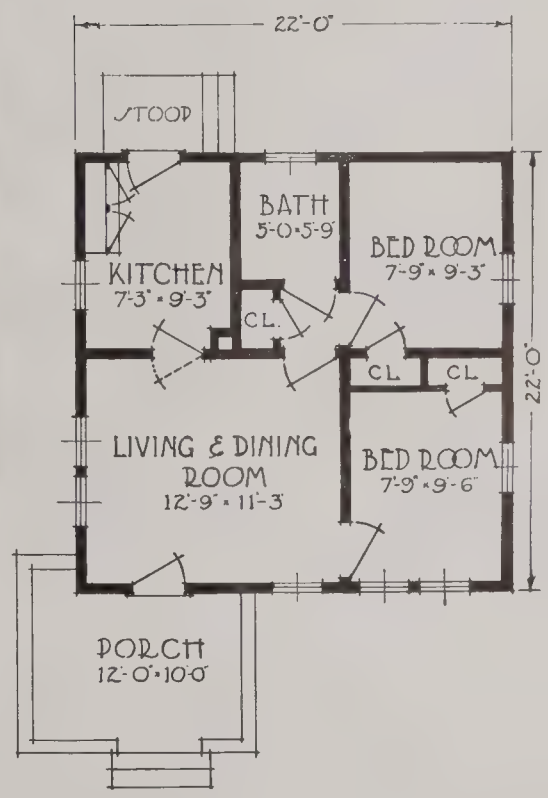
Time and trouble saved is money earned.



The NORWOOD—(Size 20x32′ Ceiling Height 8′ 6″)

The records show that only thirty-eight per cent of the people in the average city own their homes; the other sixty-two per cent are paying rent. This is largely due to the fact that it is not known by all that homes of The Norwood type can be built at small cost, and are just as comfortable and convenient as more costly homes.

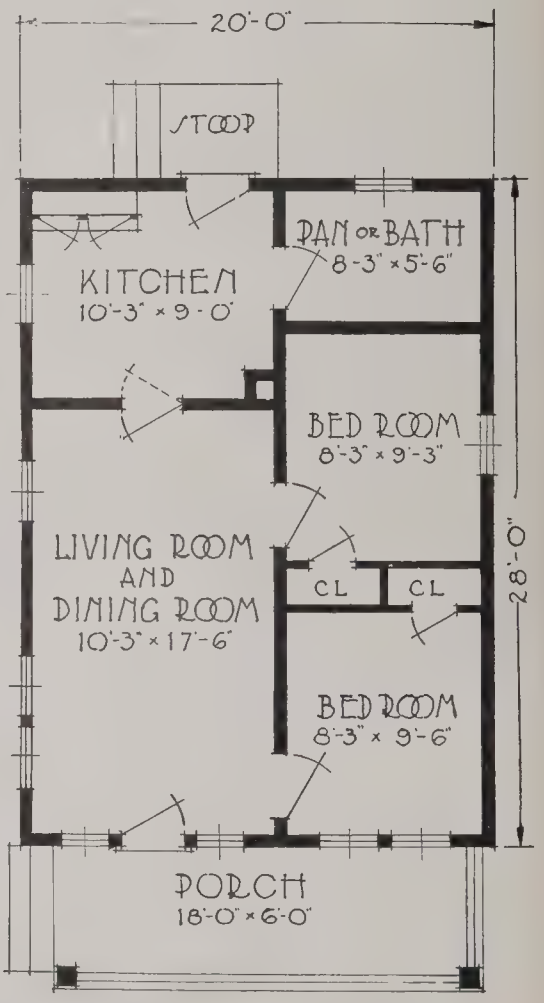
By buying all material from one concern the blame for delays in delivery, if any, can be placed where they justly belong.



The LAUDER—(Size 22x22′ Ceiling Height 8′ 6″)

The feeling of aloneness is almost entirely unknown in small, comfortable homes like The Lauder. Mental depression comes, as a rule, from tired nerves and unsightly surroundings. In the small home which has been provided with an abundance of light, life is more cheerful and housekeeping is a pleasure, provided the husband daily expresses his appreciation by genuine affection.

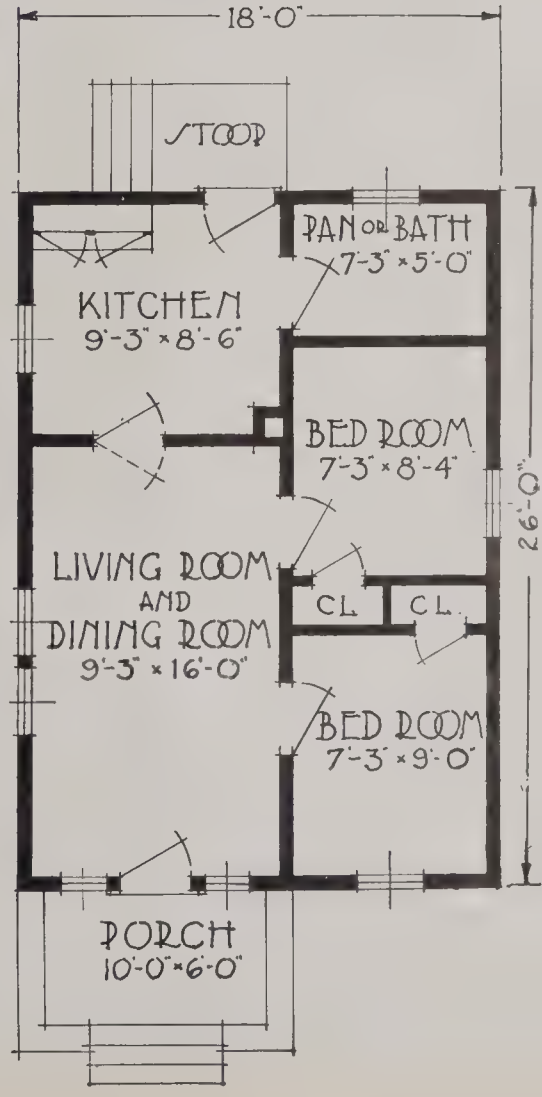
"One should know in the beginning what his home will cost in the end."



The ANCHOR—(Size 20x28' Ceiling Height 8' 6")

Large houses have caused thousands of industrious housewives to become prematurely old. The day for large, pretentious homes is rapidly passing, and the practice of economy in small, convenient homes like The Anchor is becoming the test of tactful wives. It is not the size of a home that makes it attractive, but the care with which it is kept.

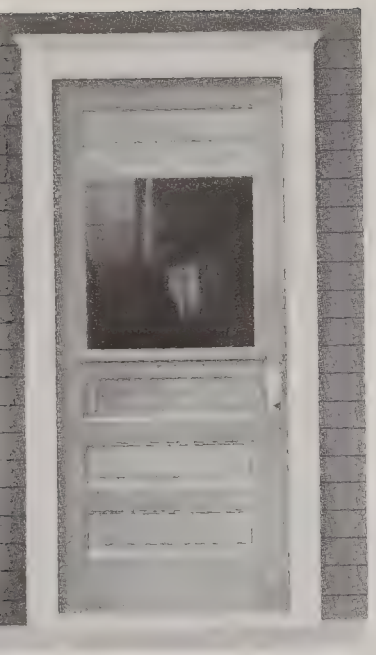
"Well built small homes are often more comfortable than large ones."



The LEO—(Size 18x26′ Ceiling Height 8′)

Although a home of the dimensions of The Leo is inexpensive to build, yet it is sufficiently large to make happy two hearts engaged in the most honorable business known, that of rearing a family. The happiest families are not those that rest in the lap of luxury, but rather those who express mutual sympathy in homes of simplicity.

OUTSIDE DOORS



No. 1

No. 3

No. 5

No. 7

INSIDE DOORS

No. 2

No. 4

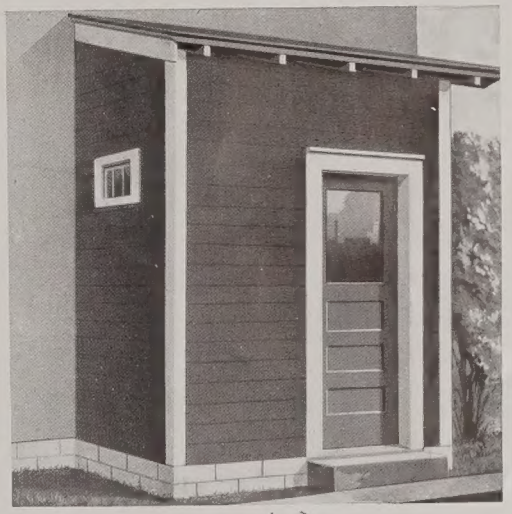
No. 6

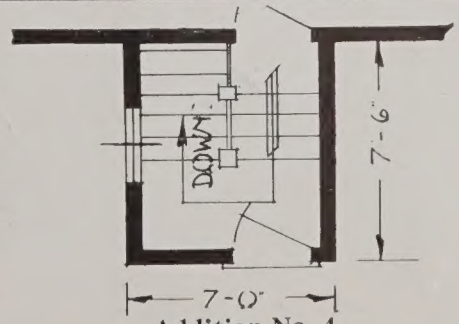
No. 8

Addition No. 1

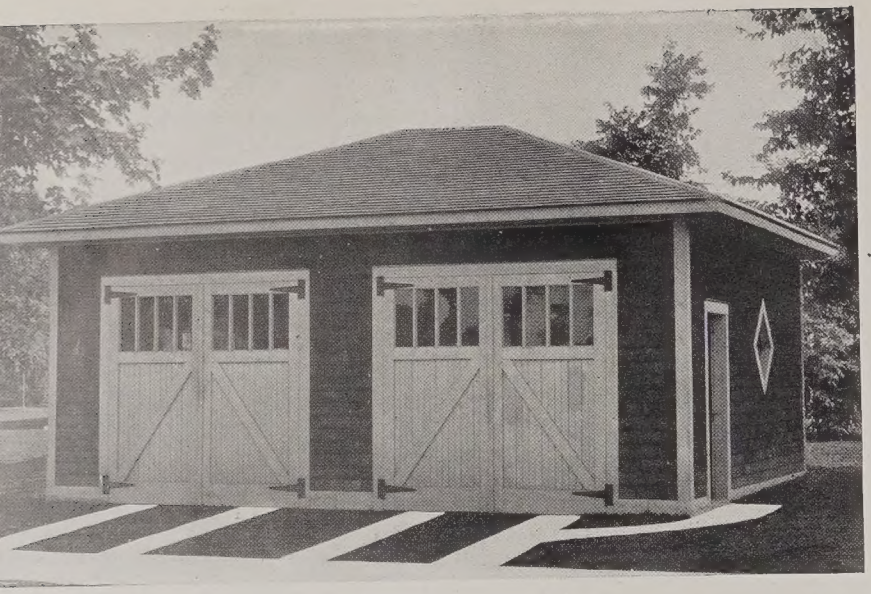
Addition No. 2

Addition No. 3

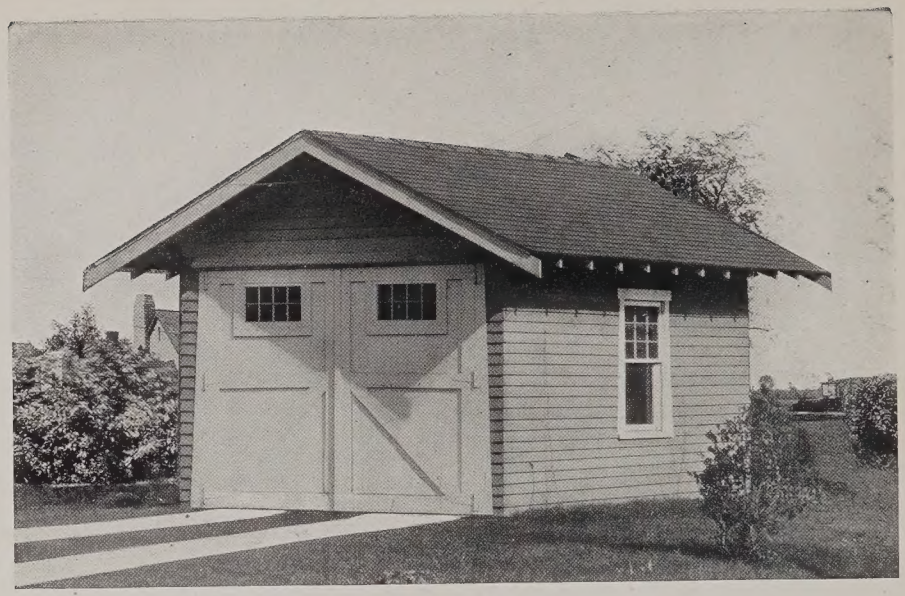




Addition No. 4



E-22



B-10

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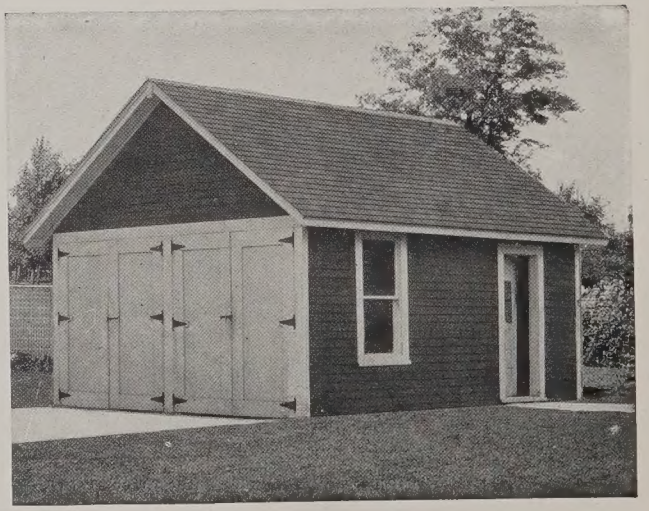
A-10



D-18

NOTICE

There are three main reasons why every thoughtful person who builds a home should have complete blue prints and specifications.

First—So that all changes, if any, may be properly made, and all construction costs carefully estimated.

Second—So that disagreements and misunderstandings during the course of construction may be avoided.

Third—So that the home when completed will be exactly as represented in the picture and plans.

Everyone should beware of the carpenter or contractor who claims to be able to do "just as well" without plans. Such claims invariably denote inefficiency, or a desire to "get by" with his own methods of construction, which are never as good.

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